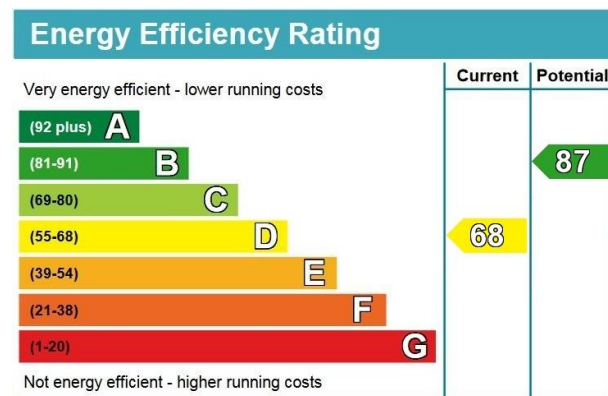


**Borkum Close, SP10**  
Approximate Gross Internal Area = 83 sq m / 893 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
Produced for Austin Hawk Ltd



NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



**Borkum Close, Andover**

**Guide Price £325,000 Freehold**

- Dining Room
- Sitting Room
- Bathroom
- Garage
- Kitchen
- 3 Bedrooms
- Driveway Parking
- Private Garden

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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ  
Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01





**DESCRIPTION:**  
Austin Hawk are delighted to offer this end of terrace house tucked away at the end of a cul-de-sac overlooking a green. The accommodation comprises an entrance lobby, dining room, kitchen, sitting room, three bedrooms and a bathroom. To the front of the property there is a small garden with a driveway to the side offering parking for two cars and access to a garage, whilst to the rear there is a non-overlooked garden.

**LOCATION:**  
Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour, whilst the nearby A303 offers good road access to both London and the West Country.

**ACCOMMODATION:**  
Canopy porch with front door into:

**ENTRANCE LOBBY:**  
Window to front, coat hanging and door to:

**DINING ROOM:**  
Window to front. Stairs to first floor with understairs cupboard and doors to:

**KITCHEN:**  
Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Space for freestanding cooker with extractor over, space and plumbing for washing machine and space for fridge/freezer.

**SITTING ROOM:**  
Window to rear and French doors to garden.

**FIRST FLOOR LANDING:**  
Doors to:

**BEDROOM 1:**  
Window to rear. Fitted wardrobe cupboard and loft access.

**BEDROOM 2:**  
Window to front. Fitted wardrobe cupboard and airing cupboard housing hot water tank and shelving.

**BEDROOM THREE:**  
Window to rear.

**BATHROOM:**  
Window to front. Panelled bath, electric shower, wash hand basin and low level WC.

**OUTSIDE:**  
To the front of the property is an area of shingle with a path to the front door. at the side there is a small area of lawn and a driveway offering parking for several cars and access to:

**GARAGE:**  
Single garage with up and over door, power, light and rear door to garden.

**REAR GARDEN:**  
The fairly secluded rear garden is enclosed, with a side access gate. A small patio area adjacent to the house with the remainder laid to lawn.

**TENURE & SERVICES:**  
Freehold, Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

