

Sutherland Court, Andover, SP10
 Approximate Gross Internal Floor Area = 79.4 sq m / 856 sq ft
 Approximate Outbuilding Internal Floor Area = 2.8 sq m / 31 sq ft
 Approximate Total Internal Floor Area = 82.2 sq m / 887 sq ft

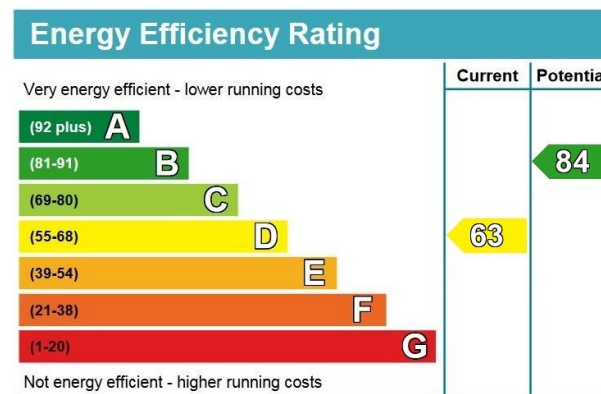


This floor is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, window and rooms is 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.



Sutherland Court, Andover

Guide Price £260,000 Freehold



- Glazed Porch
- Cloakroom
- Living Room
- Bathroom
- Brick Store

- Hallway
- Kitchen/Dining Room
- 3 Bedrooms
- Enclosed Garden
- No Onward Chain

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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

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:

Offered for sale with no onward chain, this terraced house is located in a popular area close to Charlton Lakes and overlooking a green area to the front. The accommodation comprises glazed entrance porch, hallway with stairs to the first floor and storage, a cloakroom, kitchen/dining room, living room with a door to a rear hallway, three bedrooms and a modern bathroom. Outside there is communal parking and a garden to the rear with a brick store and ornamental trees.

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:

Sliding glazed doors into **ENTRANCE PORCH** with door into:

HALLWAY:

Stairs to the first floor with understairs recess. Two storage cupboards and doors to:

CLOAKROOM:

Window to front. Vanity cupboard with wash hand basin and WC.

KITCHEN/DINING ROOM:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine, space for further appliances, cupboard with boiler and dining area.

LIVING ROOM:

Full height window to rear and door to inner hallway with door to rear garden.

FIRST FLOOR LANDING:

Loft access and doors to:

BEDROOM 1:

Window to rear.

BEDROOM 2:

Window to front.

BEDROOM 3:

Window to rear.

BATHROOM:

Window to front. Panelled bath with electric shower over, vanity cupboard with wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is an enclosed garden with a gated path to the front door.

REAR GARDEN:

The rear garden is mainly laid to lawn with a brick store, ornamental trees and a path to the rear access gate.

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.

