

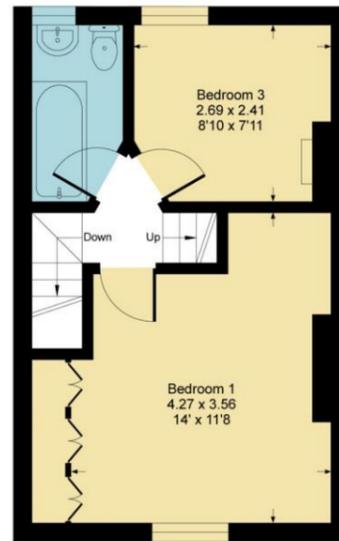
**New Street, SP10**  
Approximate Gross Internal Area = 68.7 sq m / 739 sq ft



Second Floor



Ground Floor



First Floor

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



**New Street, Andover**

**Guide Price £230,000 Freehold**



- No Onward Chain
- Living Room
- 3 Bedrooms
- Terraced Garden
- Entrance Lobby
- Kitchen/Breakfast Room
- Bathroom
- Decked Seating Area

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.

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**DESCRIPTION:**

Offered for sale with no onward chain, this end of terrace house is located close to the town centre and local supermarkets. The accommodation, which is arranged on three floors, offers much character including wooden floorboards, cast iron fireplaces and wooden internal doors. The living space comprises entrance lobby, living room, kitchen/breakfast room with a door to the garden, two first floor bedrooms with a bathroom and a further bedroom to the second floor. Outside there is a terraced garden with a decked seating area to the rear.

**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:**

Front door into:

**ENTRANCE LOBBY:**

Stairs to first floor and door to:

**LIVING ROOM:**

Window to front. Original open fireplace with stone tiled hearth and wooden mantle, understairs storage cupboard and door to:

**KITCHEN/BREAKFAST ROOM:**

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset ceramic hob with extractor over and double oven below. Space and plumbing for washing machine, space for fridge/freezer and cupboard with wall mounted boiler. Open access to **DINING AREA** with window and door to rear garden.

**FIRST FLOOR LANDING:**

Stairs to second floor and eaves storage. Doors to:

**BEDROOM 1:**

Window to front. Range of fitted wardrobe cupboards and original feature fireplace.

**BEDROOM 3:**

Window to rear. Original feature fireplace and exposed wooden floorboards.

**BATHROOM:**

Window to rear. Panelled bath with shower over, wash hand basin and WC.

**SECOND FLOOR BEDROOM 2:**

Window to front.

**REAR GARDEN:**

Terraced garden with steps up to an area of lawn. Further steps lead up to a decked seating area.

**TENURE & SERVICES:**

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.

