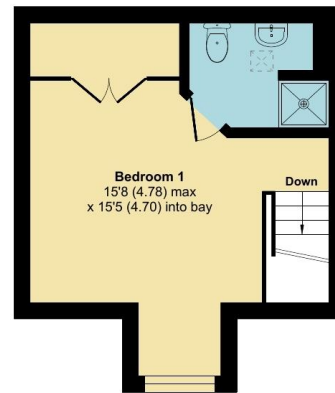
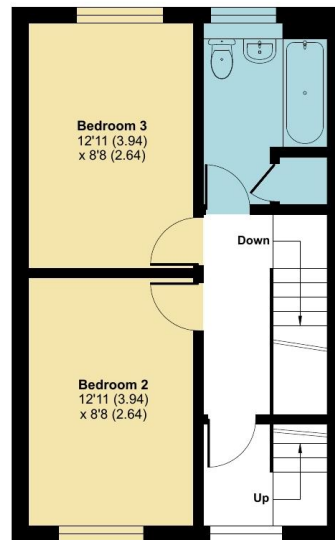


**Colbred Walk, Jacob Close, Andover, SP11**

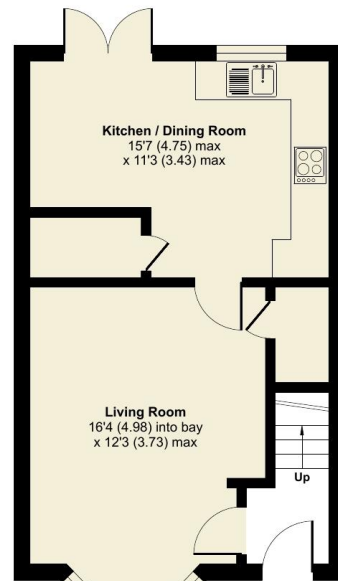
Approximate Area = 1083 sq ft / 100.6 sq m  
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

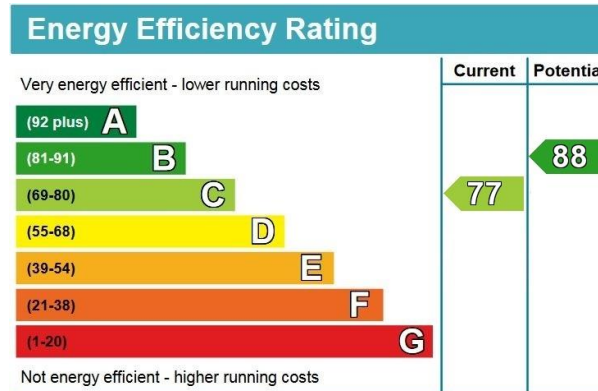


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Austin Hawk Ltd. REF: 1069833



**Colbred Walk, Andover**

**Guide Price £335,000 Freehold**



- Hallway
- Cloakroom
- Master Bedroom Suite
- Bathroom
- Enclosed Garden

- Living Room
- Kitchen/Dining Room
- 2 Further Bedrooms
- Garage & Parking
- 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.

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**DESCRIPTION:**

This modern town house is located on the popular Augusta Park development and enjoys a stunning outlook to the front over a green. The accommodation is arranged on three floors and comprises hallway, living room, kitchen/dining room, cloakroom, two first floor bedrooms with a bathroom and a second floor master bedroom with an ensuite shower room. Outside there is an enclosed garden to the rear and a garage with a parking space to the front. NO ONWARD CHAIN.

**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:

**HALLWAY:**

Stairs to first floor and door to:

**LIVING ROOM:**

Bay window to front. Understairs cupboard and door to:

**KITCHEN/DINING 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 gas hob with extractor over and oven below. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer and DINING AREA with French doors to garden. Door to:

**CLOAKROOM:**

WC and wash hand basin.

**FIRST FLOOR LANDING:**

Window to front. Stairs to second floor and doors to:

**BEDROOM 2:**

Window to front.

**BEDROOM 3:**

Window to rear.

**BATHROOM:**

Window to rear. Panelled bath with shower attachment, wash hand basin and WC. Airing cupboard with boiler and shelving.

**SECOND FLOOR MASTER BEDROOM:**

Window to front. Fitted wardrobe cupboard with eaves storage to the rear. Loft access and door to:

**ENSUITE SHOWER ROOM:**

Velux window to rear. Shower cubicle, wash hand basin and WC.

**REAR GARDEN:**

Small patio area adjacent to the house with the remainder laid to lawn.

**GARAGE:**

Located in a block to the rear with a parking space to the front.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be an additional estate charge as with most modern housing developments.

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.

