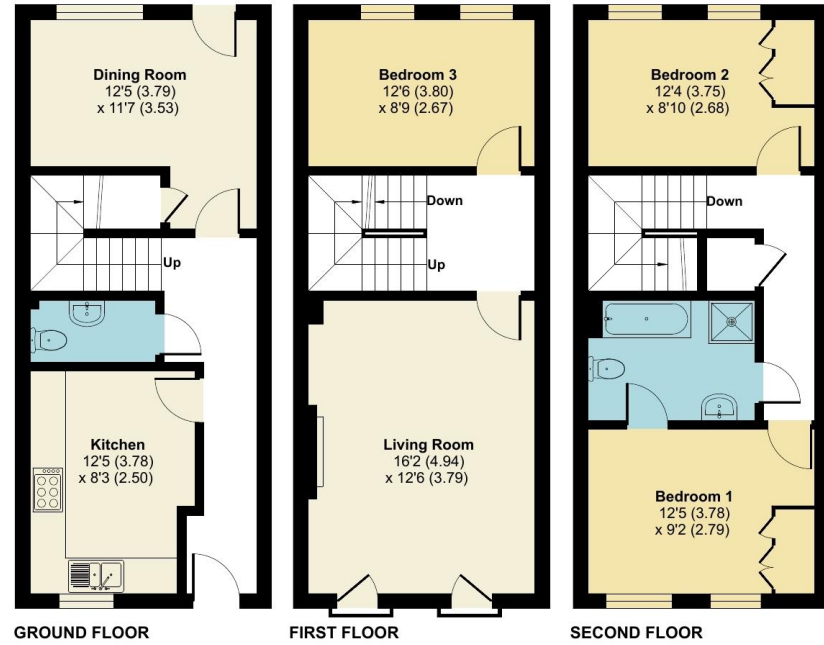


Berry Way, Andover, SP10

Approximate Area = 1194 sq ft / 110.9 sq m
For identification only - Not to scale

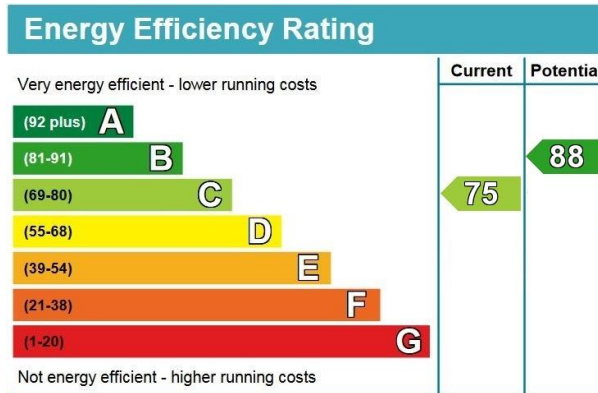


RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Austin Hawk Ltd. REF: 1091827



Berry Way, Andover

Guide Price £299,995 Freehold



- Hallway
- Dining Room
- 3 Bedrooms
- Rear Garden
- Parking

- Cloakroom
- Living Room
- Bathroom
- Garage
- 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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
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DESCRIPTION:

This terraced house is located on the popular Burghclere Down development within catchment for well regarded local schools and is offered for sale with no onward chain. The accommodation is arranged on three floors and comprises hallway, kitchen, cloakroom, dining room, living room, three bedrooms and a bathroom. Outside there is a low maintenance garden to the rear with gated access to a garage and parking.

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 doors to:

KITCHEN:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Space for range style cooker with extractor over. Space and plumbing for washing machine and integral fridge/freezer.

CLOAKROOM:

WC and wash hand basin.

DINING ROOM:

Window and door to rear garden. Understairs cupboard.

FIRST FLOOR LANDING:

Stairs to second floor and doors to:

LIVING ROOM:

Two sets of French doors to front with Juliette balconies. Feature fireplace with electric fire.

BEDROOM 3:

Windows to rear.

SECOND FLOOR LANDING:

Doors to:

BEDROOM 1:

Windows to front. Fitted wardrobe cupboards and door to bathroom.

BEDROOM 2:

Windows to rear and fitted wardrobe cupboards.

BATHROOM:

Panelled bath, separate shower cubicle, wash hand basin, WC and heated towel rail.

REAR GARDEN:

Decked area adjacent to the house leading to an area of artificial lawn. A path leads to the rear where there is gated access to:

GARAGE:

Up and over door and parking to the front.

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.

