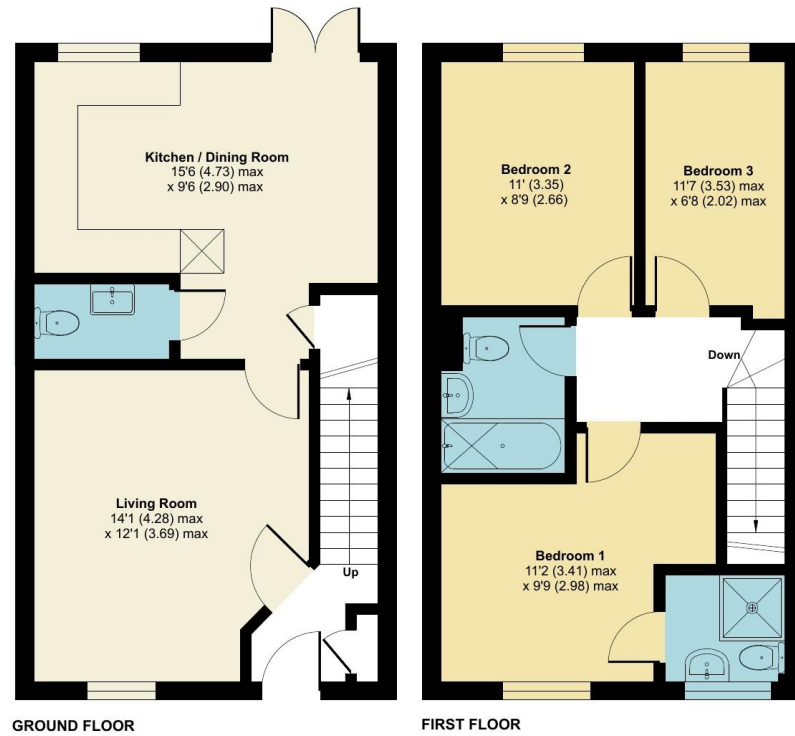


Cashmere Drive, Andover, SP11

Approximate Area = 866 sq ft / 80.4 sq m
For identification only - Not to scale

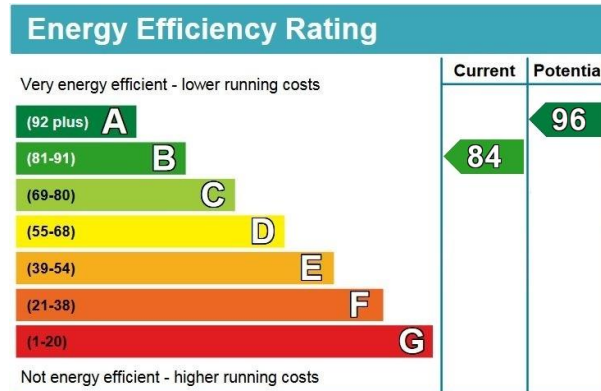


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Austin Hawk Ltd. REF: 1093543



Cashmere Drive, Andover

Guide Price £300,000 Freehold



- Hallway
- Kitchen/Dining Room
- Master Bedroom Suite
- Bathroom
- Car Port Parking
- Sitting Room
- Cloakroom
- 2 Further Bedrooms
- Rear 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.

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DESCRIPTION : This terraced property was built in 2019 by Taylor Wimpey, benefiting from the remainder of a 10 year NHBC, and offered for sale with no onward chain. The well presented accommodation comprises sitting room, kitchen/dining room, cloakroom, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside the property offers a fully enclosed and low maintenance garden to the rear with gated access to two allocated parking spaces in a car port located under a neighboring coach house.

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. The Augusta Park development that Saxon Heights sits within has many local amenities including schools, a nursery, a Co Op convenience store, fast food outlets, a sports ground and a community centre. Cashmere Drive itself meanders along the southern edge of the development with the popular Finkley Down Farm Park nearby. The development borders open countryside and the nearby village of Smannell with its public house is a short distance away.

ACCOMMODATION: Front door into:

HALLWAY:

Stairs to first floor and door to:

SITTING ROOM :

Front aspect and access to:

KITCHEN/DINING ROOM :

Rear aspect and French doors to the garden. Contemporary range of eye and base level cupboards and drawers with works surfaces over and inset one and a half bowl stainless steel sink and drainer. Inset gas hob with extractor over and eye level double oven. Integral dishwasher, washing machine and fridge/freezer. Cupboard with wall mounted boiler, understairs cupboard and space for dining table and chairs.

CLOAKROOM :

WC, wash hand basin and extractor fan.

FIRST FLOOR LANDING :

Loft access and doors to:

MASTER BEDROOM:

Front aspect and door to:

EN-SUITE SHOWER ROOM :

Front aspect. WC, wash hand basin and shower cubicle.

BEDROOM TWO:

Rear aspect.

BEDROOM THREE:

Rear aspect.

BATHROOM :

Panelled bath with shower over, wash hand basin, WC, heated towel rail and extractor fan.

OUTSIDE :

To the front there is a path to front door. Two allocated parking spaces in a car port can be found adjacent to the property underneath a coach house.

REAR GARDEN :

Low maintenance garden with a patio area adjacent to the property leading to an area of gravel and a further patio area to the rear. Fully enclosed by fencing and brick wall with gated access to the allocated parking.

TENURE & SERVICES :

Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be an additional estate charge.

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.

