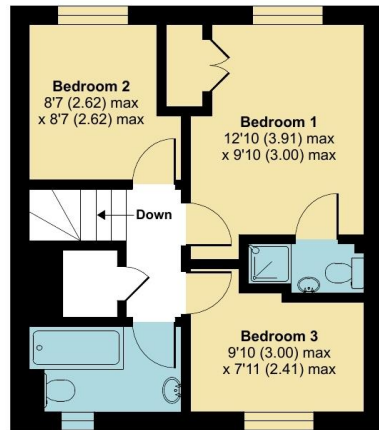
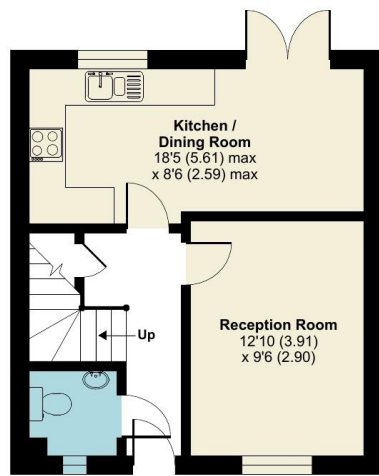


Quicksilver Way, Andover, SP11

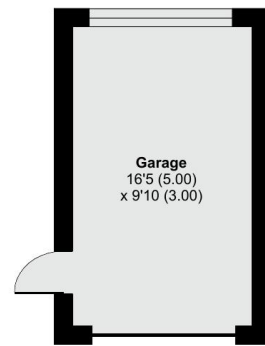
Approximate Area = 776 sq ft / 72.1 sq m
 Garage = 160 sq ft / 14.8 sq m
 Total = 936 sq ft / 86.9 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

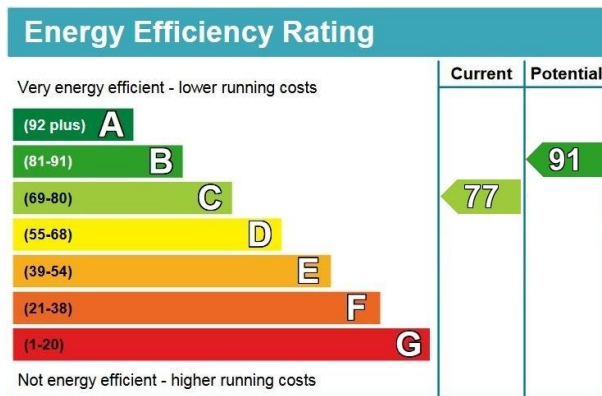


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1103579



Quicksilver Way, Andover

Guide Price £300,000 Freehold



- Hallway
- Living Room
- Master Bedroom Suite
- Family Bathroom
- Low Maintenance Rear Garden

- Cloakroom
- Open Plan Kitchen/Dining Room
- Two Further Bedrooms
- Garage
- Close to Amenities

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: Located within the heart of Andover's Picket Twenty development, this three-bedroomed, semi-detached house would make an ideal first family home or a great investment opportunity. The property benefits from a location close to numerous amenities, schools and open countryside. Well presented throughout, the accommodation comprises hallway, cloakroom, living room, open-plan kitchen/dining room, master bedroom suite, two further bedrooms and a family bathroom. Outside, the property has a low maintenance garden to the rear with direct access to a garage, complete with power and lighting, plus allocated parking to the front of the garage.

LOCATION: Quicksilver Way links Picket Twenty Way within the heart of the Picket Twenty development which borders Harewood Forest and offers access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Busy Bees Day Nursery, a community hall, a Co-Op store, Urban Park and sports pitches. Andover itself 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.

OUTSIDE: The property fronts directly on to Quicksilver Way with a path leading through a low maintenance front garden of pea shingle, directly to the front door, under a canopy porch.

HALLWAY: Stairs to first floor. Door to built-in understairs storage cupboard housing consumer unit and electric meter. Radiator. Door to:

CLOAKROOM: Window to front. Close coupled WC, pedestal hand wash basin and radiator.

LIVING ROOM: Window to front. Radiator.

OPEN PLAN KITCHEN/DINING ROOM: Window to rear and French Doors providing access to the rear garden. Range of eye and base level cupboards and drawers with worksurfaces and matching upstands over. Inset one and a half bowl stainless steel sink and drainer, inset gas hob with extractor over, tiled backsplash and oven/grill below. Space for fridge freezer, space and plumbing for washing machine and dishwasher. Cupboard housing wall mounted Ideal Logic Heat 15 gas boiler. Space for dining.

LANDING: Door to built-in airing cupboard housing unvented hot water cylinder. Loft access.

MASTER BEDROOM SUITE: Rear aspect double bedroom. Double doors to built in wardrobe cupboard. Radiator. Door to:

ENSUITE SHOWER ROOM: Shower cubicle, closed coupled WC, pedestal hand wash basin and radiator.

BEDROOM TWO: Small double bedroom with window to the rear. Radiator.

BEDROOM THREE: Window to front. Radiator.

FAMILY BATHROOM: Window to front. Panelled bath, close coupled WC, pedestal hand wash basin and radiator.

REAR GARDEN & GARAGE: Patio adjacent to the rear of the property with an area of pea shingle to one side of the patio. The remainder of the garden is laid to lawn with a path to one side leading to a personal door accessing the garage which has power and lighting. Side gate providing access to the parking located directly in front of the garage.

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.

