

Fuller Way, Andover, SP1

Approximate Area = 1083 sq ft / 100.6 sq m
 Limited Use Area (s) = 82 sq ft / 7.6 sq m
 Garage = 194 sq ft / 18 sq m
 Total = 1359 sq ft / 126.2 sq m
 For identification only - Not to scale

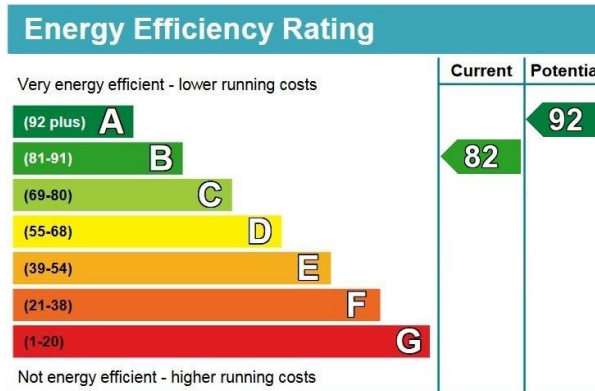


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Austin Hawk Ltd. REF: 1111704



Fuller Way, Andover

Guide Price £310,000 Freehold



- No Management Fees
- Cloakroom
- Master Bedroom Suite
- Family Bathroom
- Low Maintenance Rear Garden
- Kitchen/Dining Room
- Living Room
- Two Further Bedrooms
- Garage & Driveway Parking
- 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.

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DESCRIPTION: Located on the popular Augusta Park development, this three-bedroomed, terraced house offers spacious accommodation over three floors and would make the ideal first family home. The development borders green space and open countryside whilst never being far from local amenities. With construction completed in 2016, the accommodation comprises entrance hallway, kitchen/dining room, cloakroom and a living room all on the ground floor with two further bedrooms serviced by a family bathroom on the first floor. The second floor is given over entirely to a spacious, light and airy master bedroom suite which, with fully boarded eaves storage space to both front and rear along with a modern, contemporary ensuite shower room. Outside, there is an allocated parking space on a driveway in front of a garage which has power and lighting. The garage is located directly to the rear, at the end of a low-maintenance rear garden.

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. Fuller Way can be found on the eastern edge of the Augusta Park development off Finkley Farm Road. The location has many local amenities including schools, a nursery, a Co Op convenience store, fast food outlets and East Anton sports ground with Harmony Woods Nature Reserve just beyond. The popular Finkley Down Farm Park is also nearby. The development borders open countryside and the nearby village of Smannell with its public house is a short distance away.

OUTSIDE: Fuller Way meanders through the eastern part of the Augusta Park development and borders open countryside. The property is accessed directly off of Fuller Way with a tarmac driveway located to the rear of the plot providing allocated parking in front of a garage which has an up and over door, power and lighting. A short, paved path leads through a small front garden, bordered by wrought iron fencing, to the front door of the property under a canopy porch.

ENTRANCE HALLWAY: Stairs to first floor. Doors to built-in, understairs storage cupboard housing media hub. Additional understairs shelving and shoe storage. Consumer unit. Radiator. Door to:

CLOAKROOM: Vinyl flooring and decorative wall tiles. Close coupled WC, pedestal hand wash basin and radiator.

KITCHEN/DINING ROOM: Window to front. Tiled flooring. Range of eye and base level cupboards and drawers with worksurfaces over to include matching upstands. Inset one and a half bowl, stainless steel sink and drainer, inset gas hob with extractor over and stainless-steel splashback, double ovens with grill below. Integral fridge freezer, dishwasher and washer dryer. Cupboard housing wall mounted Ideal Logic ESP135 gas combi boiler. Space for dining. Radiator.

LIVING ROOM: Good sized living room with French doors opening out to the rear garden with full height windows to the sides of the French doors. Radiator.

FIRST FLOOR LANDING: Window to the front. Stairs to second floor. Radiator.

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

BEDROOM THREE: First floor single bedroom with window to the front. Radiator.

FAMILY BATHROOM: Located between the two first floor bedrooms. Panelled bath with shower over and fully tiled bath enclosure. Close coupled WC, pedestal hand wash basin and heated towel rail.

MASTER BEDROOM SUITE: Occupying all of the second floor with dormer window to the front and Velux window to the rear. Wall to wall, built in wardrobe storage with two access doors to fully boarded eaves cupboards. Door to additional fully boarded eaves storage cupboard to the front. Access to fully boarded loft space. Radiator. Door to:

ENSUITE SHOWER ROOM: Velux window to the rear. Double walk-in shower enclosure, close coupled WC, pedestal hand wash basin and heated towel rail.

REAR GARDEN: Patio adjacent to the rear of the property with the remainder laid to lawn with a raised, corner flower border. Additional patio area adjacent to the side of the garage, leading to a personal side door into the garage.

TENURE & SERVICES: Freehold. Mains water, drainage, electricity and gas are connected. Gas fired central heating to radiators. There are no Service/Management fees associated with this property.

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.

