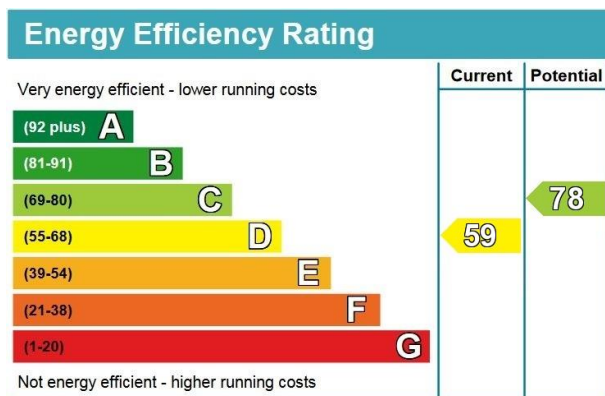


Hérons Rise, SP10
 Approximate Gross Internal Area = 94 sq m / 1013 sq ft
 Approximate Garage Internal Area = 13 sq m / 137 sq ft
 Approximate Total Internal Area = 107 sq m / 1150 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Herons Rise, Andover

Guide Price £320,000 Freehold

- Entrance Porch
- Kitchen
- Dining Room/Study
- Bathroom
- Secluded Lawn

- Living/Dining Room
- Cloakroom
- 3 Bedrooms
- Garage
- Seating Area

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 link detached house is located in an established area within walking distance of the town centre and the popular Ladies Walk. The accommodation comprises entrance porch, living/dining room, kitchen, cloakroom, dining room/study, three bedrooms and a bathroom. Outside there is a garage located to the side whilst a particular feature of the property is the garden which is divided into a paved seating area and a private lawn.

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:

ENTRANCE PORCH:

Coat hanging, storage and door to:

LIVING/DINING ROOM:

Windows to front. Stairs to first floor with understairs cupboard. Fireplace with electric fire, space for table and chairs and door to:

KITCHEN:

Windows to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Range cooker with extractor over, space and plumbing for washing machine, space for fridge/freezer, larder cupboard, wall mounted boiler and doors to:

CLOAKROOM:

Window to rear. WC and vanity cupboard with wash hand basin.

DINING ROOM/STUDY:

Windows to rear, door to lawn area and door to seating area.

FIRST FLOOR LANDING:

Airing cupboard with hot water tank and shelving. Doors to:

BEDROOM 1:

Windows to rear. Range of fitted wardrobe cupboards and vanity area.

BEDROOM 2:

Windows to front and loft access.

BEDROOM 3:

Window to front. Currently used as a work room with fitted cupboards and a work surface over.

BATHROOM:

Window to side. Panelled bath with shower over and vanity cupboards with wash hand basin and WC with concealed cistern. Heated towel rail.

OUTSIDE:

To the front there is an area of lawn with flower beds and a path to the front door. There is access at the side of the property to a GARAGE located in a block with up and over door, power, light and a door to the seating area.

REAR GARDEN:

To one side of the house there is a secluded area of lawn with shrubs and a small shed. To the other side is a particularly attractive paved seating area with a pergola, a raised flower bed, an outside light and a door to the garage. Steps at both sides lead to raised areas for seating and shrubs.

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.

