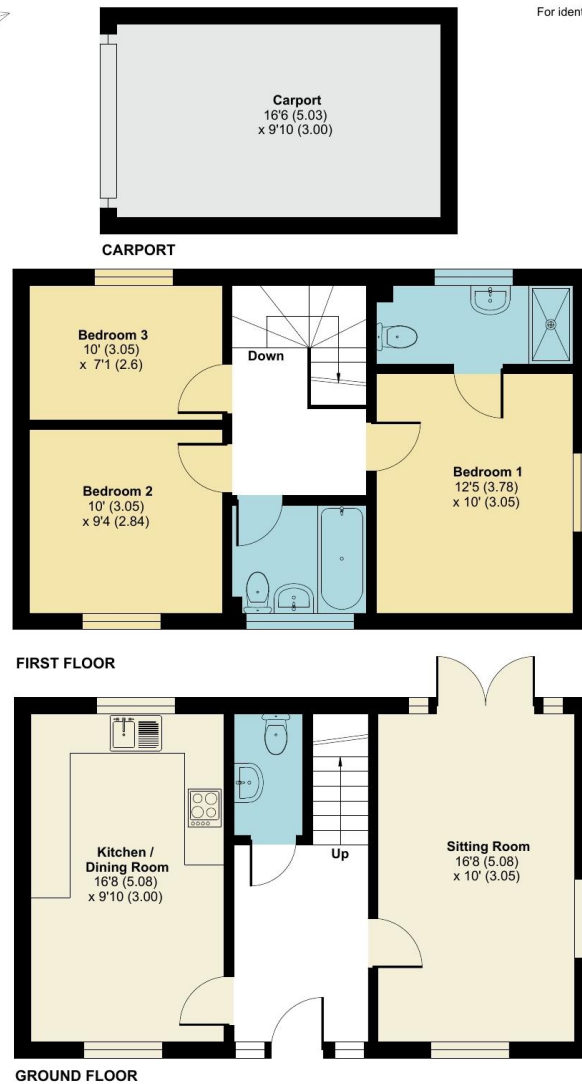


Portland Close, Andover, SP11

Approximate Area = 922 sq ft / 85.6 sq m (excludes carport)
For identification only - Not to scale



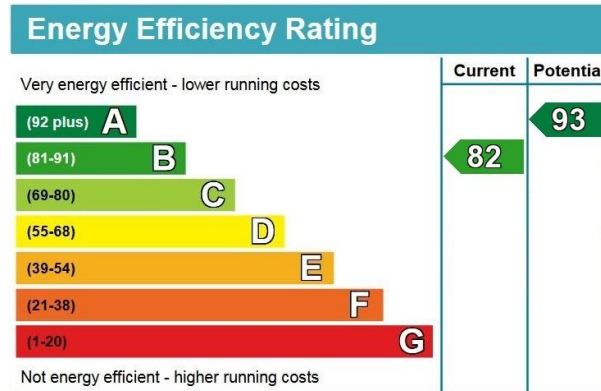
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1153158





Portland Close, Andover

Guide Price £365,000 Freehold



- Hallway
- Living Room
- Master Bedroom Suite
- Bathroom
- Car Port & Parking

- Cloakroom
- Kitchen/Dining Room
- 2 Further Bedrooms
- Private 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:

Built just under ten years ago by Taylor Wimpey and occupying a tucked away location on the popular Augusta Park, this detached house is offered for sale with no onward chain. The accommodation comprises hallway, cloakroom, living room, kitchen/dining room, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is a rear garden with a secluded seating area and gated access to a car port with an additional parking space to the front.

LOCATION:

The location has many local amenities close by including schools, a nursery, a Co Op convenience store and fast food outlets. East Anton sports ground with Diamond Woods Nature Reserve just beyond is literally a matter of metres away whilst the popular Finkley Down Farm Park is also close by with the development bordering open countryside; the nearby village of Smannell with its public house is also a short distance away. 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:

Open porch with front door into:

ENTRANCE HALL:

Stairs to first floor and doors to:

CLOAKROOM:

WC and wash hand basin.

LIVING ROOM:

Triple aspect with French doors to garden.

KITCHEN/DINING ROOM:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine and dishwasher, space for fridge/freezer, cupboard with wall mounted boiler and DINING AREA with window to front.

FIRST FLOOR LANDING:

Loft access and doors to:

MASTER BEDROOM:

Window to side and door to:

ENSUITE SHOWER ROOM:

Window to rear. Double shower cubicle, wash hand basin and WC.

BEDROOM 2:

Window to front.

BEDROOM 3:

Window to rear.

BATHROOM:

Window to front. Panelled bath with shower over, wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is an area of artificial lawn and a path to the front door. A gate from the rear garden leads to a CAR PORT with parking to the front.

REAR GARDEN:

Patio area adjacent to the house with gated access to an area of lawn with shrubs and a tree. To the side there is a secluded area with a decked seating area, a small lawn and a shed.

TENURE & SERVICES:

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

