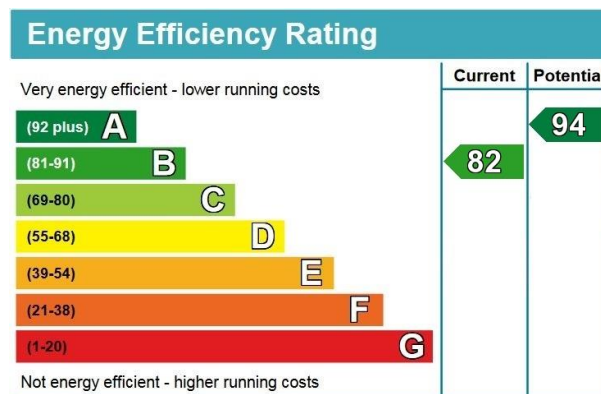


Copper Box Close, SP11

Approximate Gross Internal Area = 82 sq m / 888 sq ft
Approximate Garage Internal Area = 18 sq m / 190 sq ft
Approximate Total Internal Area = 100 sq m / 1078 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



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.



Copper Box Close, Andover

Guide Price £340,000 Freehold

- No Onward Chain
- Kitchen/Breakfast Room
- Master Bedroom Suite
- Family Bathroom
- Low Maintenance Garden

- Living/Dining Room
- Cloakroom
- Two Further Bedrooms
- Garage & Driveway Parking
- Close to Amenities & Open Countryside

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DESCRIPTION: Available to the property market with No Onward Chain, this three-bedroomed, detached house was constructed in 2017 and benefits from driveway parking in front of an attached garage. Located on the northern edge of Augusta Park, adjacent to open countryside, the accommodation comprises an entrance hallway, kitchen/breakfast room, living/dining room, cloakroom, master bedroom suite, two further bedrooms and a family bathroom. To the rear is a landscaped, low-maintenance garden with personal access to the garage.

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 property can be found on Copper Box Close, a quiet residential cul-de-sac off East Anton Farm Road via Stratford Road, on the northernmost edge of the Augusta Park development. The location has many local amenities close by, including schools, a nursery, a Co Op convenience store, fast food outlets and East Anton sports ground with Diamond Woods Nature Reserve just beyond and literally a few metres from the property. The popular Finkley Down Farm Park is also close by. The development borders open countryside and the nearby village of Smannell with its public house is a short distance away.

OUTSIDE: A path leads to the front door of the property with limestone chipped beds either side of the path. To one side is a tarmacadam driveway in front of the attached garage. On the opposite side of the property is gated access into the rear garden. Utility meters and front door under a pitched canopy porch into:

ENTRANCE HALLWAY: Polished tiled flooring. Stairs to first floor. Door to built-in understairs storage cupboard housing media hub. Additional understairs storage space. Consumer unit and radiator. Door to:

KITCHEN/BREAKFAST ROOM: Window to the front. Range of eye and base level cupboards and drawers with worksurfaces over including matching upstands. Inset one and a half bowl stainless steel sink and drainer. Inset gas hob with extractor over, stainless steel splashback and double ovens/grill below. Space for fridge freezer, space and plumbing for two appliances. Cupboard housing wall mounted Ideal Logic ESP135 gas combi boiler. Space for dining.

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

LIVING/DINING ROOM: Good-sized, rear aspect living/dining room with French doors accessing the rear garden. Radiator.

LANDING: Loft access. Radiator. Doors to:

MASTER BEDROOM SUITE: Front aspect master bedroom. Double mirrored doors to built-in wardrobe cupboard. Radiator. Door to:

ENSUITE SHOWER ROOM: Window to the front. Tiled flooring. Shower enclosure, close coupled WC, pedestal hand wash basin and radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Radiator.

BEDROOM THREE: Good-sized single bedroom with a window to the rear. Fitted wardrobe storage in recess. Radiator.

FAMILY BATHROOM: Tiled flooring. Panelled bath with mixer shower attachment. Close coupled WC, pedestal hand wash basin and radiator.

REAR GARDEN: Patio adjacent to the rear of the property that extends to one side of the property, leading to gated side access to the front of the property. The patio also extends to one side of the garden area with a low-level terraced theme forming a seating area, part of which is under-cover. The remainder is laid to artificial lawn. External tap. Personal side door accessing the rear of the garage which has power, lighting, a fitted workbench and loft storage space.

TENURE & SERVICES: Freehold. Mains water, drainage, electricity and gas are connected. Gas fired 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.

