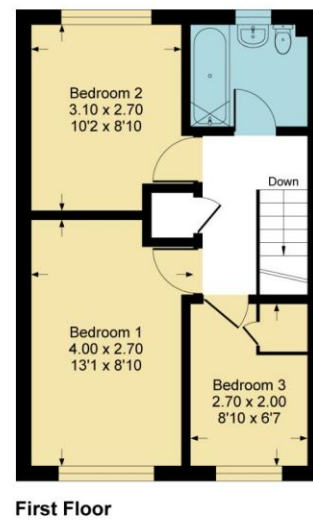
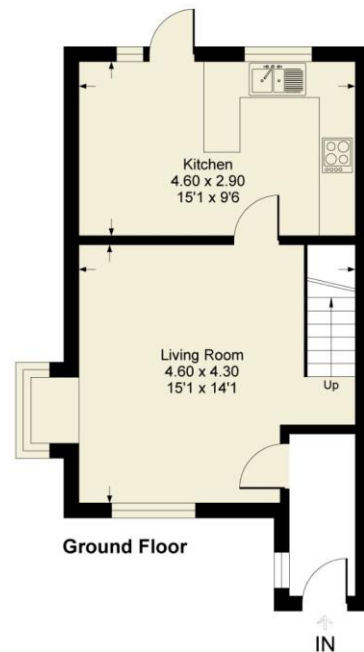
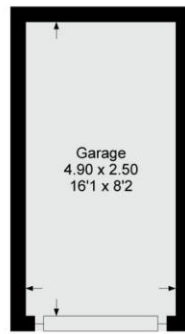


Millstream Close, SP11

Approximate Gross Internal Area = 70 sq m / 756 sq ft
 Approximate Garage Internal Area = 12 sq m / 132 sq ft
 Approximate Total Internal Area = 82 sq m / 888 sq ft

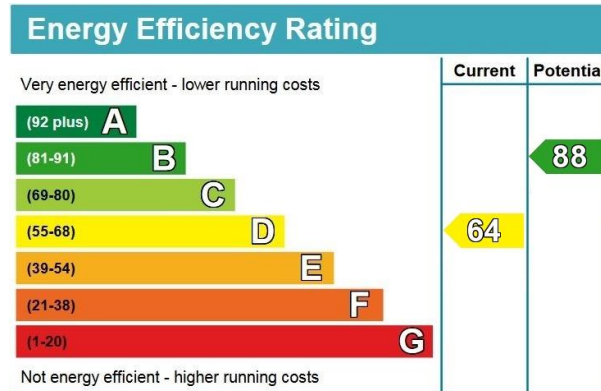


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Millstream Close, Andover

Guide Price £318,500 Freehold



- Entrance Lobby
- Kitchen/Diner
- Bathroom
- Driveway
- Rear Garden

- Living Room
- 3 Bedrooms
- Front Garden
- Garage
- 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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION:

This semi-detached house is located in a very popular area on the south side of the town within catchment for Anton School and close to Watermills Park and Rooksbury Mill Nature Reserve. The accommodation comprises entrance lobby, living room, kitchen/dining room, three bedrooms and a bathroom. Outside there is a front garden which wraps round the house, a driveway and garage to the rear and an attractive rear garden with a shed and pond. NO ONWARD CHAIN.

LOCATION:

Millstream Close is within walking distance of Anton School, Watermills Park, Rooksbury Mill Nature Reserve, the village of Upper Clatford and the town centre. 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 LOBBY:

Window to side and door to:

LIVING ROOM:

Windows to front and side. Stairs to first floor with understairs alcove and door to:

KITCHEN/DINING ROOM:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Free standing cooker with extractor over. Space and plumbing for washing machine, space for fridge/freezer, wall mounted boiler and open plan to DINING AREA with window and door to rear garden.

FIRST FLOOR LANDING:

Loft access with pull down ladder, airing cupboard with hot water tank and shelving and doors to:

BEDROOM 1:

Window to front.

BEDROOM 2:

Window to rear.

BEDROOM 3:

Window to front and fitted cupboard.

BATHROOM:

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

OUTSIDE:

To the front there is a raised garden with shrubs and bark chippings. Steps lead to the front door. To the rear there is a driveway offering parking and access to:

GARAGE:

Single garage with remote controlled up and over door, power, light and eaves storage.

REAR GARDEN:

Low maintenance garden which is mainly paved with shrub beds and a raised pond. A path leads to the rear access gate and there is a shed to the side with power and light.

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.

