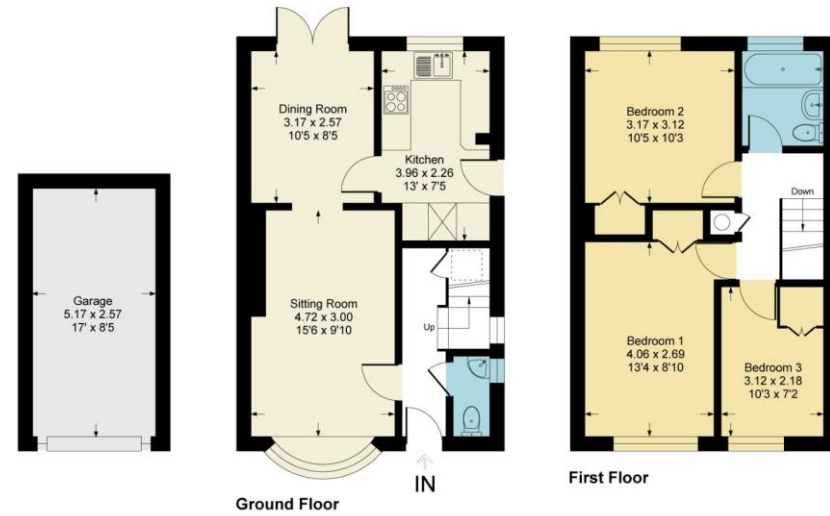


Leigh Close, SP10
 Approximate Gross Internal Area = 79.8 sq m / 859 sq ft
 Approximate Garage Internal Area = 13.1 sq m / 141 sq ft
 Approximate Total Internal Area = 92.9 sq m / 1000 sq ft

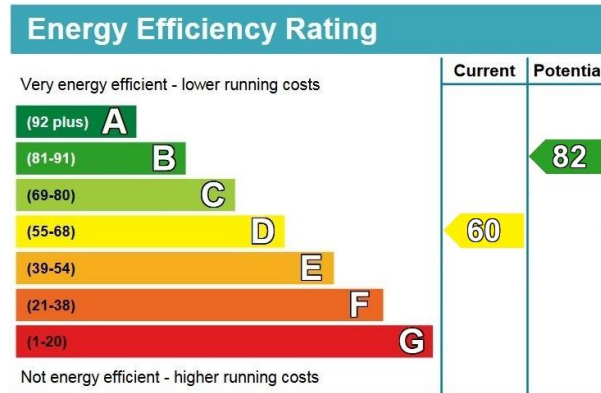


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Leigh Close, Andover

Offers Over £385,000 Freehold



- Entrance Hallway
- Dining Room
- Cloakroom
- Family Bathroom
- Low Maintenance Gardens

- Living Room
- Kitchen
- Three Bedrooms
- Garage & Driveway Parking
- Close to Amenities & Open Countryside

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 a tranquil cul-de-sac on the sought-after southern side of Andover, this three-bedroomed, detached house is close to open countryside but maintains proximity to numerous local amenities including schools catering for all age groups. The property benefits from driveway parking in front of a garage to one side of the property, whilst there is ample communal parking within the cul-de-sac. The accommodation comprises an entrance hallway, sitting room, dining room, kitchen, cloakroom, three bedrooms and a family bathroom. Outside to the rear, is a practical and low-maintenance 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. Leigh Close can be found off Leigh Road via Wolverdene Road on the southern side of Andover. The location is a short distance from town centre amenities, schools catering for all age groups, as well as the historic Ladies Walk giving footpath access to open countryside, Harewood Forest and the Test Valley beyond.

OUTSIDE: The front of the property comprises a low-maintenance front garden, laid to lawn with a driveway to one side. The driveway leads to the garage with an up and over door, power and lighting. There is gated side access from the driveway into the rear garden.

ENTRANCE HALLWAY: Window to the side. Stairs to the first floor. Door to a low-level, understairs storage cupboard. Radiator.

CLOAKROOM: Window to the side. Close coupled WC and hand wash basin.

SITTING ROOM: Bay window to the front. Original parquet flooring. Feature fireplace with marble hearth, matching surround and timber mantle. Radiator. Open plan to:

DINING ROOM: Rear aspect dining room with French doors opening out to the rear garden. Original parquet flooring, radiator and door to:

KITCHEN: Dual aspect kitchen with a window to the rear and an external door to one side accessing the driveway. Tiled flooring. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, inset gas hob with extractor over. Built-in eye-level double oven/grill, space for a fridge freezer, space and plumbing for a dishwasher and a washing machine. Radiator.

LANDING: Door to a built-in airing cupboard housing hot water cylinder. Doors to:

BEDROOM ONE: Front aspect double bedroom. Double doors to built-in wardrobe cupboard. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Double doors to built-in wardrobe cupboard. Radiator. Access to a partially boarded loft via a pull-down loft ladder.

BEDROOM THREE: Good-sized single bedroom with a window to the front. Double doors to built-in wardrobe cupboard. Radiator.

FAMILY BATHROOM: Window to the rear. Panelled bath with an electric shower over and a fully tiled bath 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 mature shrubs. External tap. Garden shed located to one side of the property. An additional, secluded patio area is located to the rear of the garage which includes an external TV point. Gated side access to the driveway.

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.

