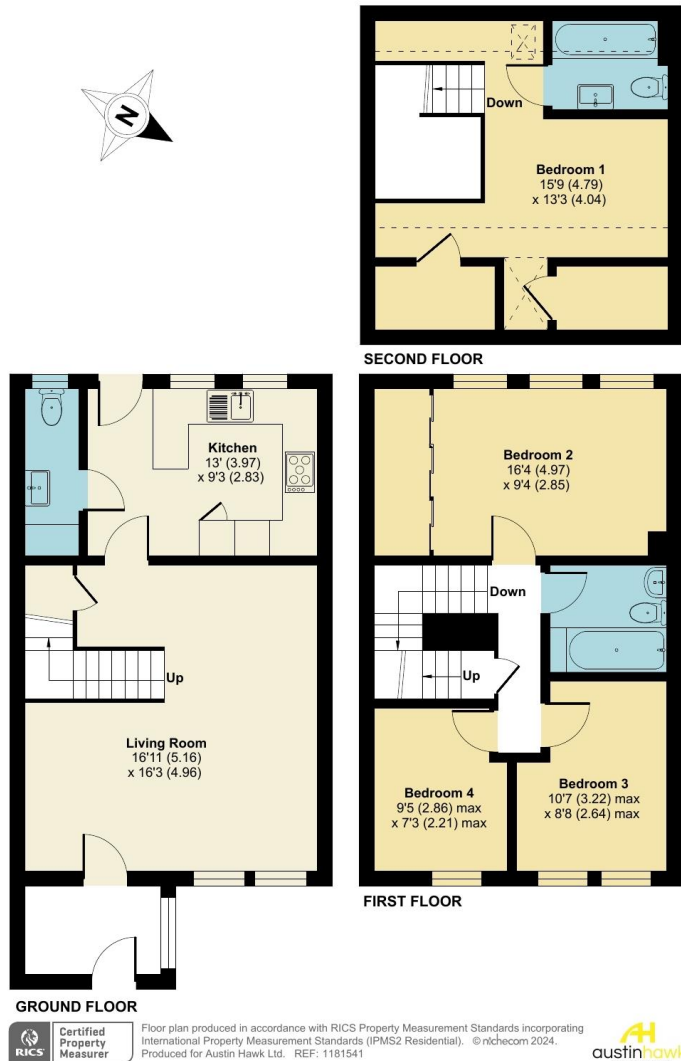


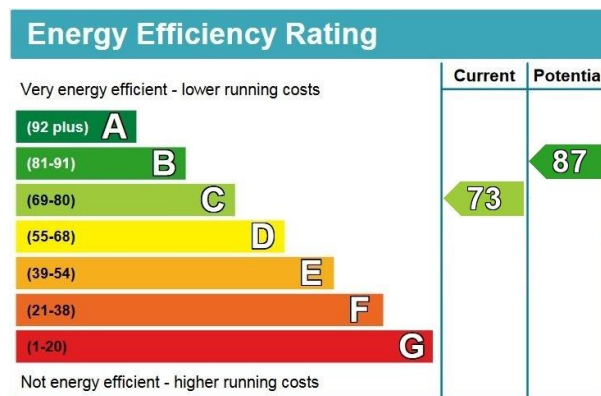
Hérons Rise, Andover, SP10

Approximate Area = 1075 sq ft / 99.8 sq m
 Limited Use Area(s) = 120 sq ft / 11.1 sq m
 Total = 1195 sq ft / 110.9 sq m
 For identification only - Not to scale



Herons Rise, Andover

Guide Price £270,000 Freehold



- Elevated Location with Views
- Expansive Living/Dining Room
- Three First Floor Bedrooms
- Second Floor Bedroom Suite
- Close to Schools & Amenities

- Entrance Lobby
- Kitchen & Utility/Cloakroom
- Family Bathroom
- Practical Low Maintenance Garden
- Borders 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: Deceptively spacious, this terraced, four-bedroomed house is located on the elevated southern edge of Andover with views back across the town and borders open countryside. Well presented throughout, the accommodation is arranged over three floors and comprises an entrance lobby, a good-sized living/dining room, kitchen, utility/cloakroom, three first floor bedrooms, a family bathroom and a second-floor bedroom suite. Outside to the rear is a low-maintenance, practical garden. All of the property's glazing and external doors were replaced and upgraded to triple-glazed units in 2021. Viewing this property is highly recommended to fully appreciate the internal space on offer along with the views.

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. Herons Rise can be found off Southend Road and is a short distance from town centre amenities, schools catering for all age groups as well as the historic Ladies Walk directly behind the property, giving footpath access to open countryside, Harewood Forest and the Test Valley and the small town of Stockbridge with its charming and picturesque High Street just beyond.

OUTSIDE: The property is approached from a communal parking area and is located part way along the second of four terraces that make up Herons Rise. Steps up from the car parking area to the front of the property where there is a small front garden with mature flowers and shrubs. Front door into:

ENTRANCE LOBBY: Glazed to one side with space for cloaks storage including a built-in, low-level storage cupboard. Consumer unit and secondary external door into:

OPEN PLAN LIVING/DINING ROOM: Expansive living/dining room with windows to the front. Stairs to first floor and door to a built-in, understairs storage cupboard. Radiators. Space for dining. Door to:

KITCHEN: Windows to the rear and an external door accessing the rear garden. A range of eye and base level cupboards and drawers with worksurfaces over. Subway tiled splashbacks. Inset stainless steel sink and drainer, inset five burner gas hob with extractor over. Built-in, eye-level microwave and oven/grill, integral undercounter fridge and freezer, freestanding dishwasher, space for an American style fridge freezer. Radiator and door to:

UTILITY/CLOAKROOM: Window to the rear. Low level WC, vanity hand wash basin with cupboard storage below. Space and plumbing for a washing machine and a tumble dryer.

BEDROOM TWO: Good-sized, first floor double bedroom with views to the west across Andover to the edge of Salisbury Plain. Wall-to-wall wardrobe storage, partitioned to include a built-in cupboard housing a wall mounted gas combi boiler.

BEDROOM THREE: First floor, small double bedroom with a window to the front. Radiator.

BEDROOM FOUR: First floor, single bedroom with a window to the front. Radiator.

FAMILY BATHROOM: First floor bathroom with a panelled bath including a shower over with an additional rainfall shower system. Close coupled WC, pedestal hand wash basin and heated towel rail.

MASTER BEDROOM SUITE: Occupying all of the second floor. Dual aspect double bedroom with Velux windows to front and rear. Low level doors to built-in eaves storage cupboards to both sides. Radiator and door to:

ENSUITE BATHROOM: Panelled bath with fully tiled bath enclosure. Close coupled WC and pedestal hand wash basin.

REAR GARDEN: West facing, low maintenance, practical rear garden with a patio adjacent to the rear of the property. External tap. Retaining walls form raised flower borders. Step down to a further patio area with a decked seating area to one side. Garden shed and gated rear access to a path that leads back to the communal parking area.

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.

