

Berry Way, Andover, SP10

Approximate Area = 1221 sq ft / 113.4 sq m
 Garage = 193 sq ft / 17.9 sq m
 Total = 1414 sq ft / 131.3 sq m
 For identification only - Not to scale

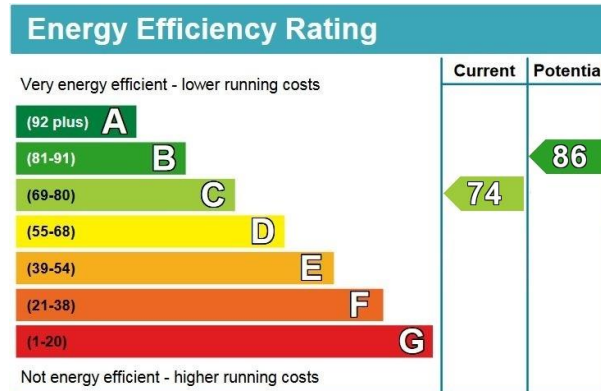


RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024.
 Produced for Austin Hawk Ltd. REF: 1191693




Berry Way, Andover

Guide Price £300,000 Freehold



- Hallway
- Kitchen
- Living Room
- 2 Further Bedrooms
- Enclosed Garden

- Cloakroom
- Dining Room
- Master Bedroom Suite
- Bathroom
- Garage & Parking

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:

This terraced house is located on the popular Burghclere Down development close to well regarded schools and is offered for sale with no onward chain. The accommodation which is arranged on three floors offers flexible living and comprises hallway, cloakroom, kitchen with fitted appliances, dining room. first floor living room and bedroom and second floor master bedroom with ensuite shower room, further bedroom and a bathroom. Outside there is an enclosed rear garden with gated access to a garage and parking.

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.

ACCOMMODATION:

Canopy porch with front door into:

HALLWAY:

Stairs to first floor and doors to:

KITCHEN:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Range style cooker with extractor over. Integral washing machine, dishwasher and fridge/freezer. Cupboard with wall mounted boiler.

DINING ROOM:

Window and door to rear garden. Large understairs cupboard.

FIRST FLOOR LANDING:

Stairs to second floor and doors to:

LIVING ROOM:

Two French doors to front with Juliette balconies. Fireplace with electric fire.

BEDROOM 3:

Windows to rear.

SECOND FLOOR LANDING:

Loft access, airing cupboard and doors to:

MASTER BEDROOM:

Windows to front. Fitted wardrobe cupboard and door to:

ENSUITE SHOWER ROOM:

Shower cubicle, wash hand basin and WC.

BEDROOM 2:

Windows to rear and fitted wardrobe cupboard.

BATHROOM:

Panelled bath, wash hand basin and WC.

OUTSIDE:

To the front there is hedging and a path to the front door.

REAR GARDEN:

Patio area adjacent to the house leading to a lawn with shrubs and a tree. A path at the side leads to a gate with access to the GARAGE and PARKING.

TENURE & SERVICES:

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

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.

