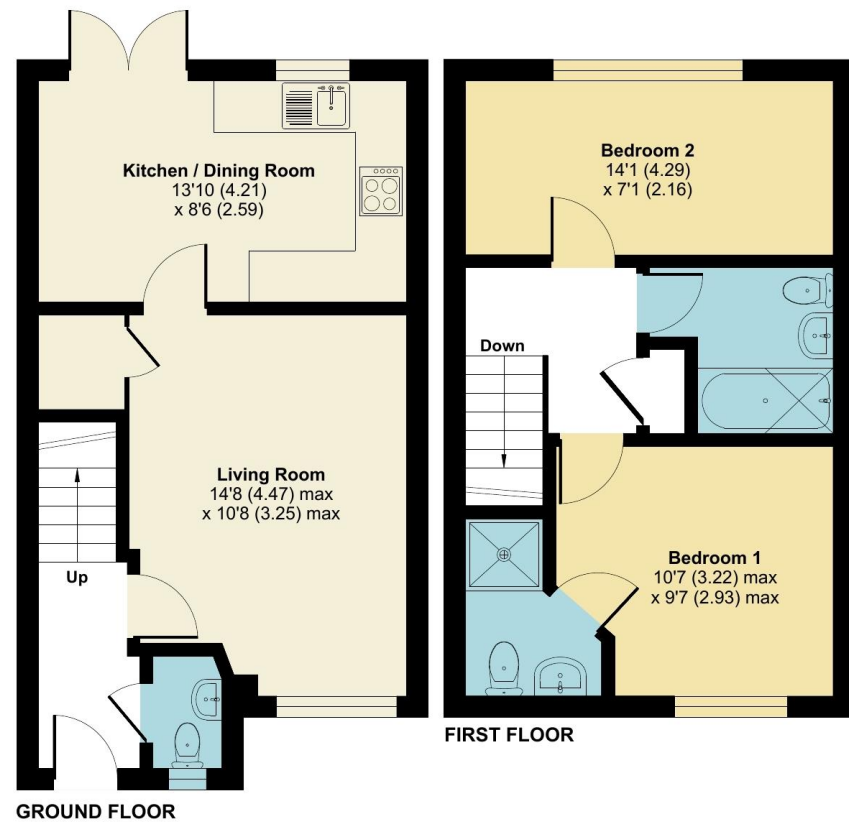




Silks Way, Andover, SP11

Approximate Area = 688 sq ft / 63.9 sq m
For identification only - Not to scale

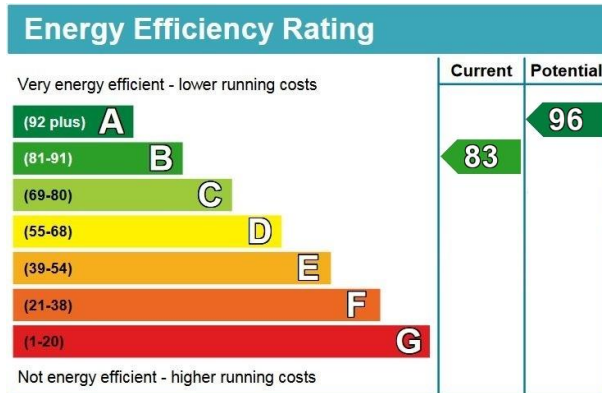


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Austin Hawk Ltd. REF: 1195231



Silks Way, Andover

Guide Price £269,500 Freehold



- Entrance Hallway
- Cloakroom
- Master Bedroom Suite
- Bathroom
- 2 Parking Spaces

- Kitchen/Dining Room
- Living Room
- Second Double Bedroom
- Low Maintenance Garden
- 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:

Constructed during 2017, this two-bedroomed, terraced house is located near a tranquil edge of the popular Picket Twenty development and would make an ideal first-time purchase. As well as its proximity to open countryside and access to local amenities, the property benefits from two allocated parking spaces directly in front of the property. The accommodation comprises an entrance hallway, a cloakroom, a kitchen/dining room, a master bedroom suite, a second double bedroom and a bathroom. Outside, to the rear, there is an enclosed, practical, low-maintenance garden.

LOCATION:

Silks Way can be found on the southern edge of the Picket Twenty development, which borders Harewood Forest with access to public footpaths nearby. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Busy Bees Day Nursery, a community hall, a Co-Op store, Urban Park and extensive sports pitches. Andover itself 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.

OUTSIDE:

The property fronts on to Silks Way with two allocated parking spaces split by a herbaceous border directly in front of the property. The driveway leads to the front door of the property, under a pitched canopy porch.

ENTRANCE HALLWAY:

Stairs to the first floor. Radiator. Door to:

CLOAKROOM:

Window to the front. Close coupled WC, pedestal hand wash basin and radiator.

LIVING ROOM:

Window to the front. Low-level door to built-in, undertairs storage cupboard housing consumer unit, media hub and electric meter. Radiator. Door to:

KITCHEN/DINING ROOM:

Window to the rear and French doors providing access to the rear garden. A range of eye and base level cupboards and drawers with worksurfaces over and subway tiled splashbacks. Inset ceramic one and a half bowl sink and drainer, inset gas hob with extractor over and oven/grill below. Space and plumbing for a washing machine and a dishwasher, space for a fridge freezer. Cupboard housing wall mounted Ideal Logic C35 combi gas boiler. Radiator and space for dining.

LANDING:

Door to built-in storage cupboard. Doors to:

MASTER BEDROOM SUITE:

Double bedroom with a front aspect. Radiator and door to:

ENSUITE SHOWER ROOM:

Window to the front. Shower enclosure, close coupled WC, pedestal hand wash basin and radiator.

BEDROOM TWO:

Double bedroom with a window to the rear. Radiator.

BATHROOM:

Panelled bath with mixer shower attachment. Close coupled WC, pedestal hand wash basin and heated towel rail.

REAR GARDEN:

Practical, low-maintenance rear garden with a patio area adjacent to the rear of the property. External tap. The remainder of the garden is laid to lawn with mature shrubs and has gated access at the rear onto Silks Way.

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.

