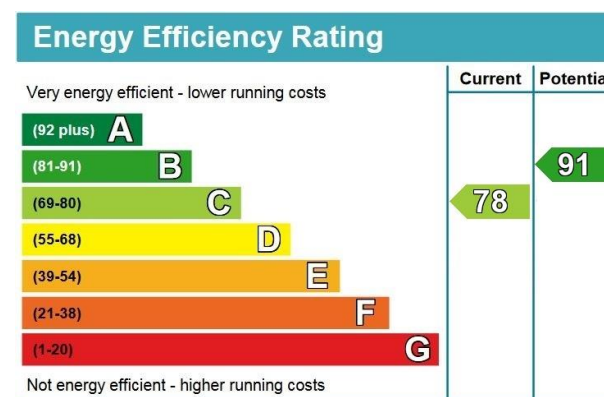




Blinker Way, Andover

Guide Price £365,000 Freehold



- Entrance Hall
- Living Room
- Master Bedroom
- 2 Further Bedrooms
- Attractive Garden

- Cloakroom
- Kitchen/Dining Room
- Ensuite Shower Room
- 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.

☎ 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 substantial end of terrace house is located in the heart of the Picket Twenty development close to many local amenities. The well-presented accommodation comprises an entrance hall, a cloakroom, a double aspect living room, a contemporary kitchen/dining room, a master bedroom with ensuite shower room, two further bedrooms and a family bathroom. Outside there is an attractive and partly walled garden with gated access to driveway parking in front of a garage which has power and lighting.

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. Blinker Way is located in the heart of the Picket Twenty development bordering Harewood Forest with access to public footpaths literally on the doorstep. 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 and an Urban park, all a stone's throw from the property.

ACCOMMODATION: Canopy porch with front door into:

ENTRANCE HALL: Stairs to first floor, storage cupboard and doors to:

CLOAKROOM: WC and wash hand basin.

LIVING ROOM: Window to front and bay window to side.

KITCHEN/DINING ROOM: Window to side. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Inset gas hob with extractor over and oven below. Integral dishwasher and fridge/freezer, space and plumbing for washing machine and cupboard with wall mounted boiler. DINING AREA with window to front and French doors to garden.

FIRST FLOOR LANDING: Loft access and airing cupboard with hot water tank. Doors to:

MASTER BEDROOM: Double aspect with door to:

ENSUITE SHOWER ROOM: Shower cubicle, wash hand basin, WC and heated towel rail.

BEDROOM 2: Double aspect.

BEDROOM 3: Window to side.

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

GARDEN: Mainly walled with a decked area adjacent to the house. The remainder is laid to artificial lawn with a path leading to gated access to:

GARAGE: Single garage with up and over door, power, light and a parking space to the front.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. There is an estate charge of £180 p/a.

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.

