

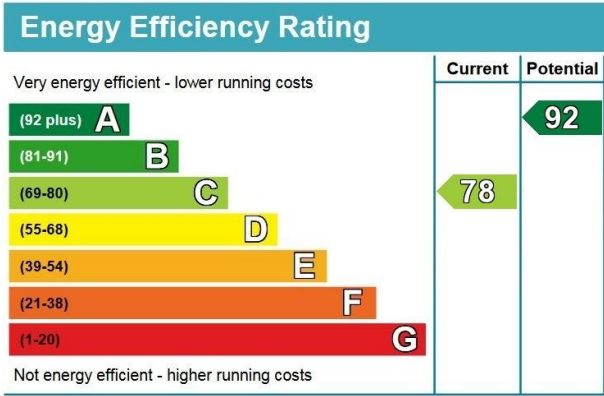
**Fleece Close, SP11**  
Approximate Gross Internal Area = 60.9 sq m / 656 sq ft  
Approximate Garage Internal Area = 20.8 sq m / 224 sq ft  
Approximate Total Internal Area = 81.7 sq m / 880 sq ft



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



**Fleece Close, Andover** **Guide Price £270,000 Freehold**



- Hallway
  - Kitchen
  - Master Bedroom Suite
  - Bathroom
  - Garage
- Cloakroom
  - Living/Dining Room
  - Bedroom 2
  - Enclosed Garden
  - 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.





**DESCRIPTION:**  
This semi-detached house is located on the edge of the popular Saxon Heights development. The well presented accommodation comprises hallway, cloakroom, kitchen, living/dining room, master bedrooms with ensuite shower room, second bedroom and a bathroom. Outside there is an enclosed garden with gated access to a garage with a parking space to the front.

**LOCATION:**  
The property is located on the popular Saxon Heights development which benefits from local amenities including shops and schools as well as play parks and green spaces. There is easy access to the town as well as the nearby countryside. 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:

**CLOAKROOM:**  
WC and wash hand basin.

**KITCHEN:**  
Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Integral washing machine, dishwasher (slimline) and fridge/freezer. Cupboard with wall mounted boiler.

**LIVING/DINING ROOM:**  
French doors to garden and understairs storage cupboard.

**FIRST FLOOR LANDING:**  
Loft access and doors to:

**MASTER BEDROOM:**  
Window to rear and door to:

**ENSUITE SHOWER ROOM:**  
Shower cubicle, wash hand basin and WC.

**BEDROOM 2:**  
Windows to front. Fitted wardrobe cupboard and further over-stairs cupboard with shelving.

**BATHROOM:**  
Panelled bath with shower attachment, wash hand basin and WC.

**OUTSIDE:**  
To the front there is a path to the front door and access at the side of the property to the **GARAGE** located under a coach house with a **PARKING** space to the front.

**REAR GARDEN:**  
Patio area adjacent to the house leading to an area of lawn with gravel to both sides. Further gravelled seating area to the rear with gated access to the garage and parking.

**TENURE & SERVICES:**  
Freehold. Mains water, drainage, 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.

