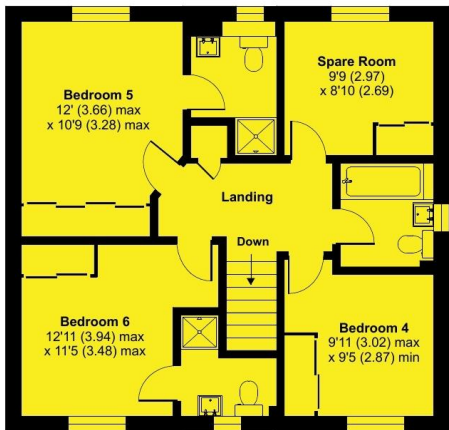
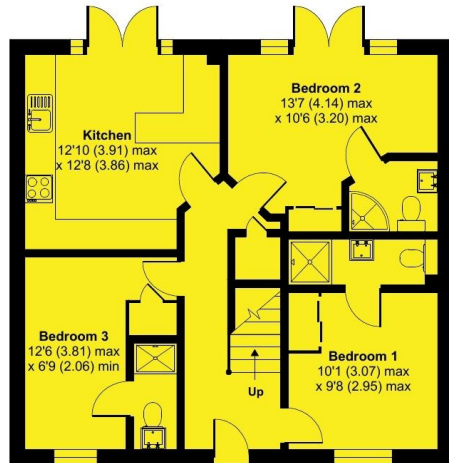
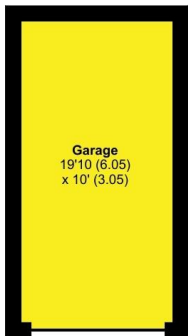


Augusta Way West, Andover, SP11

Approximate Area = 1610 sq ft / 149.5 sq m (includes garage)
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

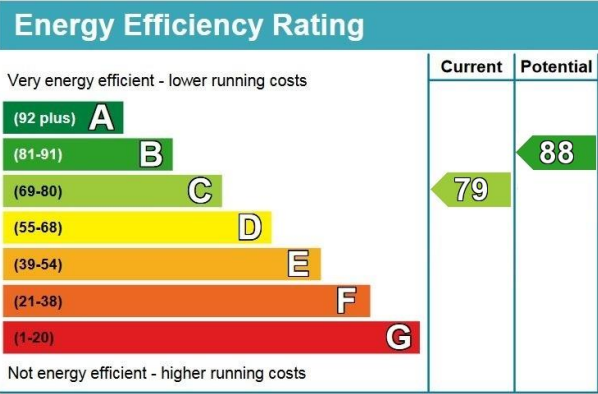


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2022. Produced for Austin Hawk Ltd. REF: 857166



Augusta Way West, Andover

Guide Price £475,000 Freehold



- Hallway
 - 5 Bedrooms
 - Further Bedroom
 - Garage & Parking
- Kitchen
 - 5 Ensuite Shower Rooms
 - Family Bathroom
 - Enclosed Garden

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: Located in a quiet residential no through road on the popular Augusta Park development, this substantial house offers extensive accommodation comprising six bedrooms - five of which have ensuite shower facilities with the sixth bedroom having access to the adjacent family bathroom. There is also good-sized kitchen, south facing enclosed rear garden and parking for two vehicles in front of an attached garage.

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. The Augusta Park development itself has many local amenities including schools, a nursery, a Co Op convenience store, fast food outlets, a sports ground and a community centre. The development borders open countryside and the nearby village of Smannell with its public house is a short distance away.

OUTSIDE: A small, enclosed frontage with metal rail fencing and mature shrub hedging. Path to front door into:

HALLWAY: Stairs to first floor. Wall mounted Fire Alarm panel and consumer unit. Door to under stairs' cupboard housing freestanding fridge freezer. Door to:

KITCHEN: French doors to rear. Tiled floor. Range of eye and base level cupboards and drawers with work-surfaces over and stainless-steel sink and drainer. Inset gas hob with extractor over and oven below. Integral washing machine, dishwasher and fridge freezer. Additional freestanding fridge freezer.

BEDROOM 1: Ground floor bedroom with window to front. Built in wardrobe cupboard. Door to ensuite shower room with shower cubicle, low level WC and space-saving hand wash basin.

BEDROOM 2: Ground floor bedroom with French doors to rear. Fitted double wardrobe cupboard. Door to ensuite shower room with shower cubicle, WC and vanity sink unit.

BEDROOM 3: Ground floor bedroom with window to front. Double fitted wardrobe cupboard. Door to en-suite shower room with shower cubicle, vanity sink unit and low-level WC.

LANDING: Door to airing cupboard housing unvented hot water cylinder. Loft access.

BATHROOM: Specifically allocated to bedrooms 4 & 5. Window to side. Tiled floor. Panelled bath with shower over, low level WC, hand wash basin and radiator.

BEDROOM 4: Window to front. Fitted double wardrobe cupboard.

BEDROOM 5: Window to rear. Wall to wall fitted wardrobe storage. Door to ensuite shower room with window to rear, tiled floor, shower cubicle, low level WC, hand wash basin and radiator.

BEDROOM 6: Window to front. Fitted double wardrobe cupboard. Door to ensuite shower room with window to front. Tiled floor. Shower cubicle, low level WC, hand wash basin and radiator.

SPARE ROOM: Window to rear. Built in double wardrobe cupboard.

REAR GARDEN: Good-sized, enclosed south facing rear garden with side access on both sides to the front of the property. Mainly laid to lawn with a patio area accessed via the French doors from the kitchen.

TENURE & SERVICES: Freehold. Mains water, drainage, electricity and gas are connected. Gas fired 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.

