

Olympic Park Road, SP11  
Approximate Gross Internal Area = 89.1 sq m / 960 sq ft

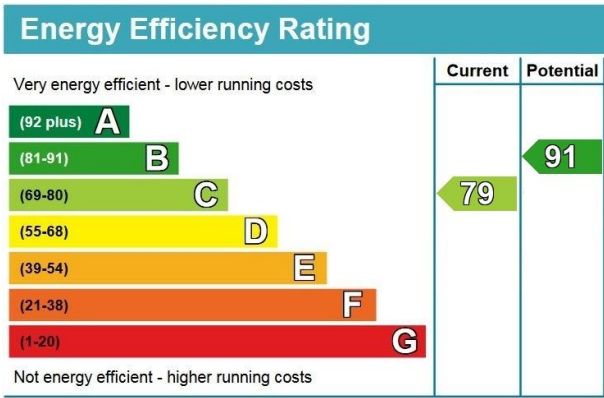


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Olympic Park Road, Andover

Guide Price £335,000 Freehold



- Hallway
- Cloakroom
- Conservatory
- 2 Further Bedrooms
- 2 Parking Spaces

- Kitchen
- Living Room
- Master Bedroom Suite
- Bathroom
- Attractive 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.

☎ 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:**  
Occupying a corner plot, this semi-detached house is located on the edge of the popular Augusta Park. The well-presented accommodation comprises spacious hallway, kitchen, cloakroom, living room, a conservatory which was added ten years ago, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is an attractive garden with gated access to two allocated parking spaces.

**LOCATION:**  
The property is located on the popular Augusta Park 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:

**ENTRANCE HALL:**  
Window to side. Stairs to first floor with understairs cupboard and doors to:

**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. Space and plumbing for washing machine and dishwasher. Space for American style fridge/freezer and cupboard with wall mounted boiler.

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

**LIVING ROOM:**  
Window to side and French doors to:

**CONSERVATORY:**  
Triple aspect with French doors to garden.

**FIRST FLOOR LANDING:**  
Access via pull down ladder to boarded loft and doors to:

**MASTER BEDROOM:**  
Window to front. Fitted wardrobe cupboard and door to:

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

**BEDROOM 2:**  
Window to rear and fitted wardrobe cupboard.

**BEDROOM 3:**  
Window to rear.

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

**OUTSIDE:**  
To the front there is a gravelled area with shrubs which is enclosed by a wrought iron fence and a path to the front door.

**REAR GARDEN:**  
Fully enclosed with a wall and panel fencing with gated access to 2 ALLOCATED PARKING SPACES. Patio area adjacent to the house leading to an area of artificial lawn and a shed with power and light.

**TENURE & SERVICES:**  
Freehold. Mains water, drainage, gas and electricity are connected. gas central heating to radiators. Please note there is an additional estate charge.

