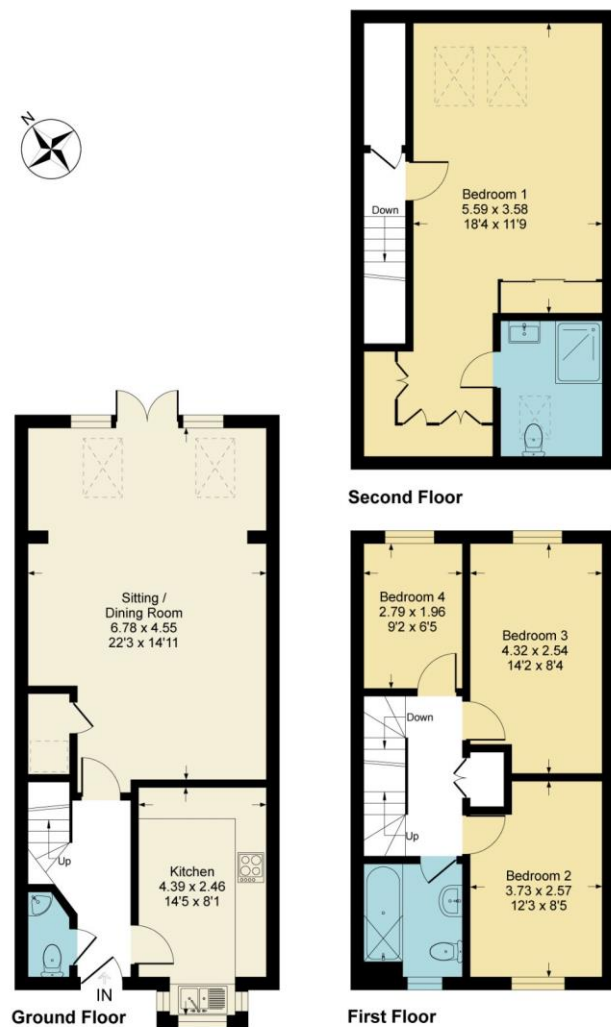
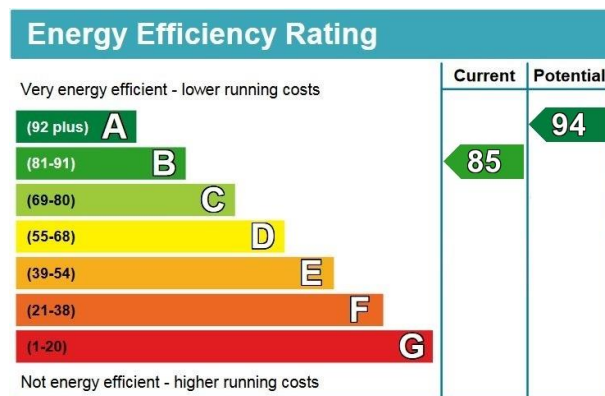


Errington Road, SP11
Approximate Gross Internal Area = 124.4 sq m / 1339 sq ft



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



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.



Errington Road, Picket Piece

Guide Price £385,000 Freehold

- Hallway
- Kitchen
- Master Bedroom
- 3 Further Bedrooms
- Parking

- Cloakroom
- Living/Dining Room
- Ensuite Shower Room
- Bathroom
- Enclosed Garden

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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION:
Constructed in 2018, this semi-detached house is located on the popular Locksbridge Park overlooking a green area. The accommodation is arranged on three floors and comprises hallway, kitchen with fitted appliances, cloakroom, living/dining room, three first floor bedrooms with a bathroom and a top floor master bedroom with a dressing area and ensuite shower room. Outside there are three allocated parking spaces to the front and an enclosed rear garden with a shed.

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 Picket Piece Commercial Centre offers a post office and a convenience store can be found close to the property. There is a village hall and Wyke Down country pub is a short distance away as is the popular Finkley Down Farm Park.

ACCOMMODATION:
Canopy porch with front door into:

HALLWAY:
Stairs to first floor and doors to:

CLOAKROOM:
WC and wash hand basin.

KITCHEN:
Box bay window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Integral dishwasher, washing machine and fridge/freezer. cupboard with wall mounted boiler.

LIVING/DINING ROOM:
French doors to rear garden and skylights. Understairs storage cupboard.

FIRST FLOOR LANDING:
Stairs to second floor. Airing cupboard with hot water tank and doors to:

BEDROOM 2:
Window to front. Currently used as an office.

BEDROOM 3:
Window to rear.

BEDROOM 4:
Window to rear.

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

SECOND FLOOR LANDING:
Walk-in storage cupboard and door to:

MASTER BEDROOM:
Velux windows to rear. Fitted wardrobe cupboard, loft access and dressing area with fitted wardrobes and door to:

ENSUITE SHOWER ROOM:
Window to front. Double shower cubicle, wash hand basin and WC.

OUTSIDE:
To the front there are three allocated parking spaces and visitor parking. A side gate leads to:

REAR GARDEN:
Patio area adjacent to the property extending to the rear with raised flower beds. The remainder is laid to lawn with a shed to the rear.

TENURE & SERVICES:
Freehold. Mains water, drainage, gas and electricity are connected. gas central heating to raditators. Please note there is 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.

