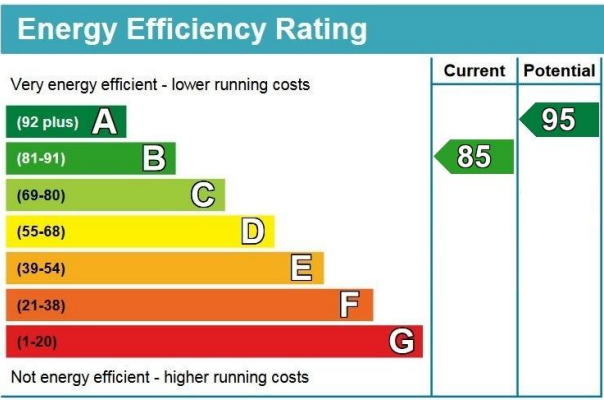


Arena Close, Andover, SP11

Approximate Area = 1147 sq ft / 106.5 sq m
Limited Use Area(s) = 41 sq ft / 3.8 sq m
Garage = 197 sq ft / 18.3 sq m
Total = 1385 sq ft / 128.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Austin Hawk Ltd. REF: 1247484



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.



Arena Close, Andover Guide Price £335,000 Freehold

- Hallway
- Cloakroom
- Master Bedroom Suite
- Shower Room
- 2 Parking Spaces
- Kitchen/Dining Room
- Living Room
- 2 Further Bedrooms
- Enclosed Garden
- Garage



DESCRIPTION:

This three storey town house is located in the popular Augusta Park development and is offered for sale with the remainder of a 10 year NHBC. The accommodation comprises hallway, kitchen/dining room with fitted appliances, cloakroom, living room with French doors to the garden, two first floor bedrooms with a shower room and a top floor master bedroom with an ensuite shower room. Outside there is an enclosed garden with access to the garage and two 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:

Stairs to first floor with understairs recess and storage cupboard. Doors to:

KITCHEN/DINING ROOM:

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 and space for table and chairs.

LIVING ROOM:

French doors to garden.

FIRST FLOOR LANDING:

Window to front. Door with stairs to first floor and doors to:

BEDROOM 2:

Windows to rear.

BEDROOM 3:

Window to front.

SHOWER ROOM:

Double shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

SECOND FLOOR MASTER BEDROOM:

Dormer window to front, Velux window to rear, loft access and door to:

ENSUITE SHOWER ROOM:

Velux window to rear. Double shower cubicle, wash hand basin and WC.

OUTSIDE:

To the front there is an area of gravel adjacent to the house and a pedestrian path with railings and a green area beyond.

REAR GARDEN:

Patio area adjacent to the house with the remainder laid to lawn. A gate leads to the GARAGE and 2 parking spaces.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there is an 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.

