

**Brackenbury, SP10**  
Approximate Gross Internal Area = 69.6 sq m / 749 sq ft  
Approximate Gross Garage Area = 23.5 sq m / 254 sq ft  
Approximate Gross Total Area = 93.1 sq m / 1003 sq ft

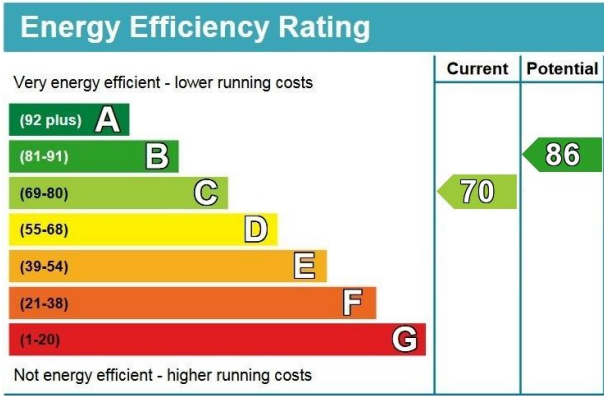


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Brackenbury, Andover

Guide Price £310,000 Freehold



- Hallway
  - Cloakroom
  - Three Bedrooms
  - Enclosed Garden
  - Close to Numerous Amenities
- Sitting/Dining Room
  - Kitchen
  - Bathroom
  - Garage & Parking
  - Proximity to Mainline Railway Station

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 three-bedroomed, semi-detached house benefits from a garage with parking and an excellent location in an established and sought-after residential area. The location is close to numerous amenities, including schools catering for all age groups and Andover's Mainline Railway Station. Well presented throughout, the accommodation comprises a hallway, a kitchen, a sitting/dining room, a cloakroom, three bedrooms and a family bathroom. Outside to the rear is an enclosed, practical, low-maintenance garden.

**LOCATION:** Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre, as well as numerous nearby notable tourist attractions. 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 property can be found on Brackenbury, off The Drove, just south of its junction with Tollgate Road and Shakespeare Avenue. The location is close to many local amenities, including both primary and secondary schools, various convenience stores, a pharmacy, a fruit & veg retailer, various fast-food outlets, a supermarket, a renowned bakery and fish and chip shop. Andover's mainline railway station is a short distance away, as is the hospital and Charlton village, which has a host of further local amenities.

**OUTSIDE:** Brackenbury itself is a cul-de-sac with several spurs leading off of. Our property can be found on one of these quiet spurs with the garage, the allocated parking and additional visitor parking options located to the rear and to one side of the property. A path leads to the front door alongside an area of lawn which wraps around to one side of the property.

**HALLWAY:** Window to the side and stairs to the first floor. Slate tiled flooring which flows through all of the ground floor. Radiator. Doors to:

**CLOAKROOM:** Window to the side. Close-coupled WC with a cistern-mounted hand wash basin. Space and plumbing for a washing machine. Radiator.

**KITCHEN:** Window to the front. Ceramic sink and drainer. Space for a range-style cooker, integral dishwasher and fridge freezer. Cupboard housing a wall-mounted gas boiler (newly installed in January 2025).

**SITTING/DINING ROOM:** Good-sized, dual-aspect sitting/dining room with a window to one side and French doors opening out into the rear garden. Door to a built-in, understairs storage cupboard. Radiator.

**LANDING:** Window to the side. Door to a built-in airing cupboard housing a hot water cylinder. Loft access.

**BEDROOM ONE:** Window to the front. Recess for wardrobe storage. Radiator.

**BEDROOM TWO:** Double bedroom with a window to the rear. Radiator.

**BEDROOM THREE:** Rear aspect single bedroom. Radiator.

**FAMILY BATHROOM:** "P" shaped shower-bath with an Aqualisa shower over (newly installed in January 2025). Close-coupled WC, vanity hand wash basin with deep drawers below. Heated towel rail.

**REAR GARDEN:** Enclosed, low-maintenance rear garden bordered by a mix of brick walling and closeboard fencing. Patio adjacent to the rear of the property, block paved hard standing, lawn and a garden shed. Gated access to the rear where the garage and allocated parking are located.

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

