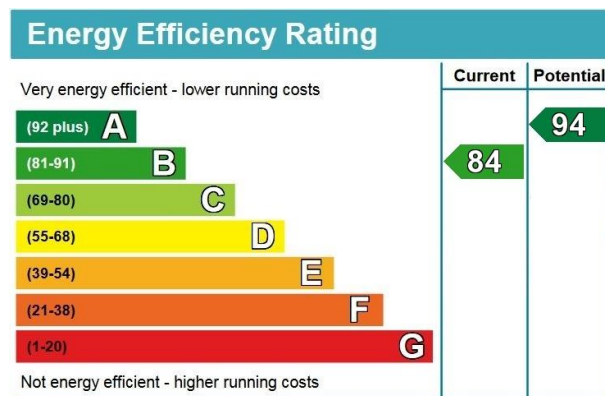


Merino Road, SP11
Approximate Gross Internal Area = 90.3 sq m / 972 sq ft
Approximate Garage Internal Area = 18 sq m / 194 sq ft
Approximate Total Internal Area = 108.3 sq m / 1166 sq ft



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.



Merino Road, Andover

Guide Price £390,000 Freehold

- Hallway
- Living Room
- Master Bedroom Suite
- Bathroom
- Garage

- Cloakroom
- Kitchen/Dining Room
- 2 Further Bedrooms
- Driveway Parking
- Enclosed Garden



DESCRIPTION:

Occupying a corner plot, this detached house was constructed in 2019 and is offered for sale with the remainder of a 10 year NHBC. Presented in show home condition, the accommodation comprises hallway, cloakroom, living room with French doors to the garden, a contemporary kitchen/dinng room with integral appliances, a master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is a garage located to the rear with driveway parking to the front and a garden to the side enclosed by a brick wall and fencing.

LOCATION:

The property is located on the popular Saxon Heights 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 storage cupboard and doors to:

CLOAKROOM:

WC and wash hand basin. Space for coat hanging.

LIVING ROOM:

Window to front and French doors to garden.

KITCHEN/DINING ROOM:

Window to side. Contemporary range of eye and base level cupboards and deep drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset gas hob with extractor over and eye level double oven. Integral washing machine, dishwasher and fridge/freezer. Cupboard with wall mounted combi boiler and open access to double aspect **DINING AREA.**

FIRST FLOOR LANDING:

Galleried landing with loft access and doors to:

MASTER BEDROOM:

Double aspect with door to:

ENSUITE SHOWER ROOM:

Double shower cubicle, wash hand basin, WC and linen cupboard.

BEDROOM 2:

Double aspect.

BEDROOM 3:

Window to side. Currently used as an office.

BATHROOM:

Window to front. Panelled bath with shower over, wash hand basin, WC and heated towel rail.

OUTSIDE:

The front is enclosed by railings with shrubs and a path from the driveway to the front door. A driveway to the rear offers parking and access to the **GARAGE** with power, light and a rear door to the garden.

GARDEN:

Small patio area adjacent to the house with an outside tap and leading to an area of lawn with gravelled borders. Fully enclosed with a brick wall and fencing.

TENURE & SERVICES:

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

