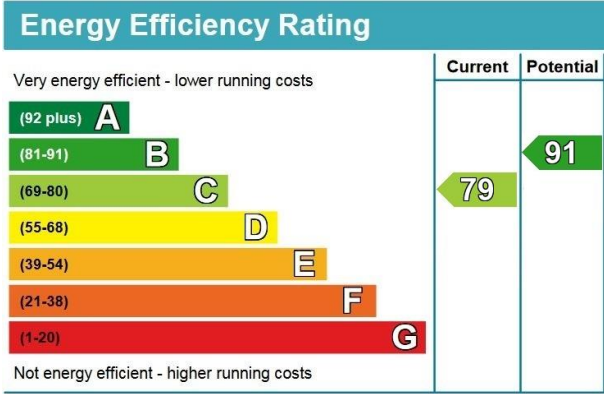


**Vetch Way, SP11**  
Approximate Gross Internal Area = 77.4 sq m / 834 sq ft  
Approximate Garage Internal Area = 18 sq m / 194 sq ft  
Approximate Total Internal Area = 95.4 sq m / 1028 sq ft



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



**Vetch Way, Andover**

**Guide Price £330,000 Freehold**

- Hallway
  - Cloakroom
  - Master Bedroom Suite
  - Bathroom
  - Garage
- Kitchen/Breakfast Room
  - Living Room
  - 2 Further Bedrooms
  - Driveway Parking
  - Secluded 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.





**DESCRIPTION:**  
Nestled in the sought-after Augusta Park, this charming semi-detached home offers a perfect blend of modern living and convenience. The accommodation features a welcoming hallway, a stylish kitchen/breakfast room with fitted appliances, and a cloakroom for added practicality. The spacious living room, complete with elegant French doors, opens seamlessly onto a private, non-overlooked rear garden, creating an ideal space for relaxation and entertaining. Upstairs, the master bedroom boasts its own ensuite shower room, while two additional well-proportioned bedrooms share a contemporary family bathroom. Externally, the property benefits from driveway parking, a garage, and outdoor space, making it a fantastic choice for families or professionals alike.

**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:

**HALLWAY:**  
Stairs to first floor with understairs cupboard and door to:

**KITCHEN/BREAKFAST ROOM:**  
Window to front. Contemporary 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. Integral dishwasher, washing machine and fridge/freezer. Cupboard with wall mounted boiler and space for table and chairs.

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

**LIVING ROOM:**  
French doors to rear garden.

**FIRST FLOOR LANDING:**  
Loft access and doors to:

**MASTER BEDROOM:**  
Window to rear and door to:

**ENSUITE SHOWER ROOM:**  
Double shower cubicle, vanity cupboard with wash hand basin and WC.

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

**BEDROOM 3:**  
Window to rear.

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

**OUTSIDE:**  
To the front there is a driveway offering parking and access to the GARAGE.

**REAR GARDEN:**  
South facing garden enjoying an outlook to the rear over a playing field. Patio area adjacent to the house with a personal door to the garage. The reminder is laid to lawn with mature flower and shrub borders.

**TENURE & SERVICES:**  
Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. There is currently no 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.

