

Borkum Close, Andover, SP10

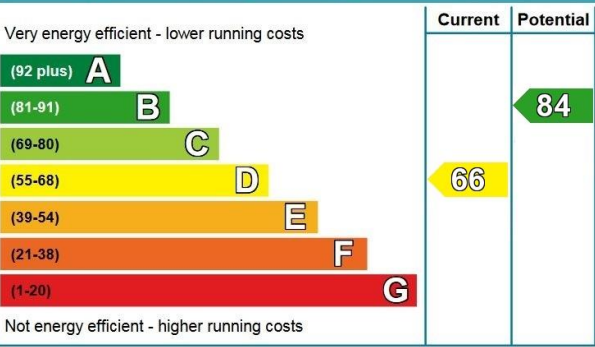
Approximate Area = 771 sq ft / 71.6 sq m  
Garage = 136 sq ft / 12.6 sq m  
Total = 907 sq ft / 84.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Austin Hawk Ltd. REF: 1273724



Energy Efficiency Rating



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.



Borkum Close, Andover

Guide Price £325,000 Freehold

- Porch
- Kitchen
- 3 Bedrooms
- Garage
- Enclosed Garden
- Dining Room
- Living Room
- Bathroom
- Driveway Parking
- Cul-de-Sac Location

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ  
Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01





**DESCRIPTION:**  
A perfect first family home, this three-bedroomed, semi-detached house is situated in a cul-de-sac location on the edge of the popular Saxon Fields development. Well presented throughout, the accommodation comprises porch, dining room, kitchen, living room, two double bedrooms, a further single bedroom and family bathroom. To the front there is driveway parking leading to a garage whilst to the rear there is a good sized, well maintained garden.

**LOCATION:**  
The location alone has much to offer; Borkum Close can be found within the Saxon Fields development on the northern side of Andover off Saxon Way. The property occupies a position on the edge of the development with the nearest convenience store just a short distance away, along with a children's playground, sports pitches and protected open green space. Saxon Fields is on a bus route providing easy access both to and from the town centre. Charlton village, just half a mile away, has a host of its own local amenities, including convenience stores, a public house, a church, a veterinary practice plus Charlton Lakeside Leisure Park. Andover's mainline railway station is just beyond Charlton village and runs a direct route to London's Waterloo station in just over an hour. Anton Lakes Nature Reserve is also on the doorstep, bordering Saxon Fields. Andover itself offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre.

**ACCOMMODATION:**  
Canopy porch with front door into:

**PORCH:**  
Front aspect and door to:

**DINING ROOM:**  
Front aspect, laminate flooring, stairs to first floor with under-stairs storage cupboard and doors to:

**KITCHEN:**  
Front aspect. Traditional range of eye and base level cupboards and drawers with wood effect work surfaces over and inset stainless steel sink and drainer. Inset gas hob with extractor over and oven beneath. Space and plumbing for dishwasher and washing machine. Space for fridge and freezer and wall mounted boiler.

**LIVING ROOM:**  
Rear aspect, French doors to garden and laminate flooring.

**FIRST FLOOR LANDING:**  
Doors to:

**BEDROOM ONE:**  
Rear aspect, fitted wardrobe cupboard and boarded loft with a pull down ladder.

**BEDROOM TWO:**  
Front aspect, fitted wardrobe cupboard and airing cupboard with hot water tank and shelving.

**BEDROOM THREE:**  
Rear aspect.

**BATHROOM :**  
Front aspect, low level WC, wash hand basin, heated towel rail and panelled bath with shower over.

**FRONT GARDEN:**  
Well maintained court yard style garden with mature hedging and path to front door. Access to driveway parking leading to:

**GARAGE:**  
Up and over door to the front with power and lighting.

**REAR GARDEN:**  
Gravelled area adjacent to the property with gated access to an area of grass and artificial lawn with mature plants and shrubs. Fully enclosed by fencing with gated access to:

**TENURE & SERVICES:**  
Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

