

**Borkum Close, SP10**  
 Approximate Gross Internal Area = 82.2 sq m / 885 sq ft  
 Approximate Garage Internal Area = 12.6 sq m / 136 sq ft  
 Approximate Outbuilding Internal Area = 2.9 sq m / 32 sq ft  
 Approximate Total Internal Area = 97.7 sq m / 1053 sq ft

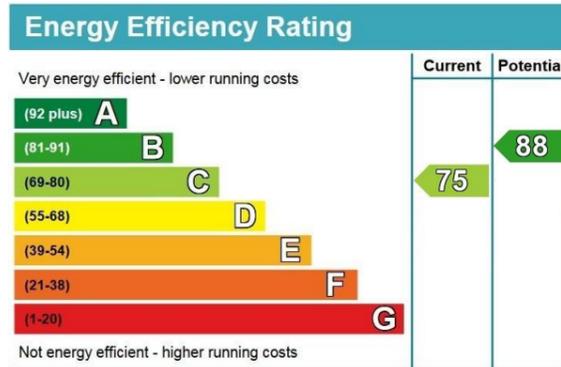


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Borkum Close, Andover**

**Guide Price £330,000 Freehold**



- Entrance Lobby
- Kitchen
- Conservatory
- Bathroom
- Garage

- Dining Room
- Sitting Room
- 3 Bedrooms
- Driveway Parking
- Enclosed 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.

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**DESCRIPTION:**

Situated in the sought-after Saxon Fields area, this semi-detached home enjoys a convenient location near a green space and local amenities. The property offers an entrance lobby, a dining room with open access to the kitchen, and a generous sitting room that leads into a bright conservatory. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the home benefits from driveway parking leading to a garage, and an enclosed rear garden featuring two seating areas and a useful shed.

**LOCATION:**

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:**

Front door into ENTRANCE LOBBY with cloaks storage and internal door into:

**DINING ROOM:**

Window to front. Stairs to first floor with understairs storage cupboard and access to:

**KITCHEN:**

Window to front. 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 eye level double oven. Integral slinline dishwasher, space and plumbing for washing machine and space for fridge and freezer.

**SITTING ROOM:**

Feature fireplace with living flame gas fire and French doors to:

**CONSERVATORY:**

Double aspect with French doors to garden and glass roof.

**FIRST FLOOR LANDING:**

Doors to:

**BEDROOM 1:**

Window to front and fitted storage cupboards.

**BEDROOM 2:**

Window to rear. Fitted cupboard and loft access.

**BEDROOM 3:**

Window to rear.

**BATHROOM:**

Window to front. Panelled bath with rainfall shower over, vanity unit with wash hand basin and WC with concealed cistern. Heated towel rail.

**OUTSIDE:**

To the front there is driveway parking leading to the garage and gated access to the rear garden.

**GARAGE:**

Single garage with up and over door, power, light and door to garden.

**REAR GARDEN:**

Patio area adjacent to the conservatory leading to an area of lawn with mature shrub borders. To the rear there is a seating area with a pergola and a garden shed.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, 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.

