



Ground Floor

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

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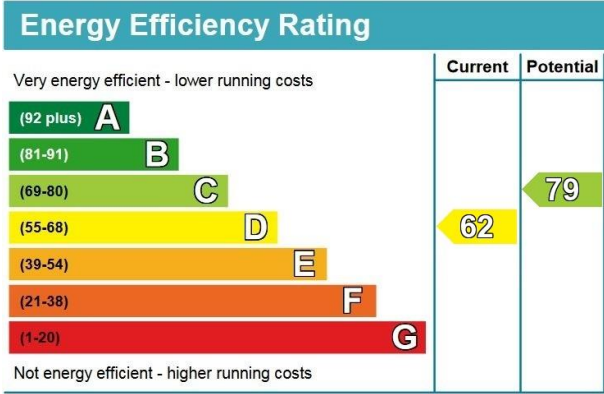
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ESTATE AGENTS



Mead Close, Andover

Guide Price £450,000 Freehold



- Hallway
 - Conservatory
 - Cloakroom
 - Bathroom
 - Garage
- Sitting/Dining Room
 - Kitchen
 - 3 Bedrooms
 - Driveway Parking
 - Mature 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:
This detached bungalow is located in a quiet cul-de-sac in a sought after area close to Rooksbury Mill Nature Reserve and offered for sale with no onward chain. The accommodation comprises hallway, sitting/dining room, conservatory, kitchen, side porch with cloakroom and utility cupboard, three bedrooms and a bathroom. Outside there is driveway parking leading to an attached garage and a mature garden to the rear with two sheds and a greehouse.

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:
Side door into:

ENTRANCE HALL:
Window to side. Loft access, airing cupboard with hot water tank and doors to:

SITTING/DINING ROOM:
Bay window to front. Original fireplace currently housing living flame gas fire and French doors to:

CONSERVATORY:
Triple aspect with French doors to garden.

KITCHEN:
Window to rear. Range of eye and base level cupboards and 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 dishwasher and space for fridge/freezer. Door to:

SIDE PORCH:
Door to utility cupboard with space and plumbing for washing machine and wall mounted boiler (new 2 years ago and still under a 10 year warranty). Door to:

CLOAKROOM:
WC with high level cistern.

BEDROOM 1:
Bay window to front.

BEDROOM 2:
Window to side.

BEDROOM 3:
Window to side.

BATHROOM:
Window to side. P shaped bath with shower over, wash hand basin and WC.

OUTSIDE:
To the front there is an area of lawn with a path to the front door. A driveway offers parking for two cars and access to:

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

REAR GARDEN:
A path adjacaent to the property gives access via a gate to the front and also follows to the rear of the garden. Steps lead up to a paved seating area whilst the remainder is laid to lawn with mature shrubs and trees, two sheds and a greenhouse.

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.

