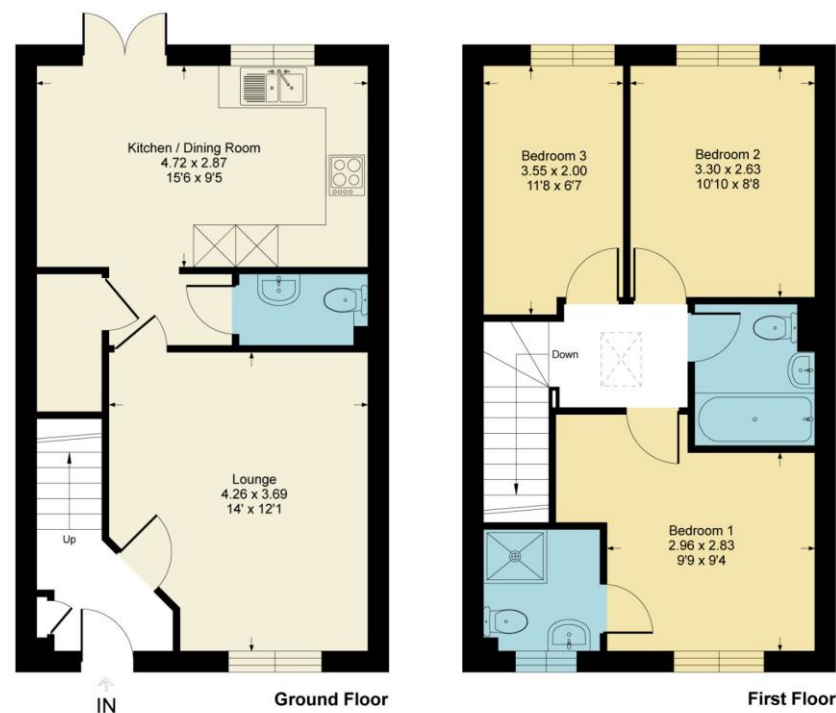
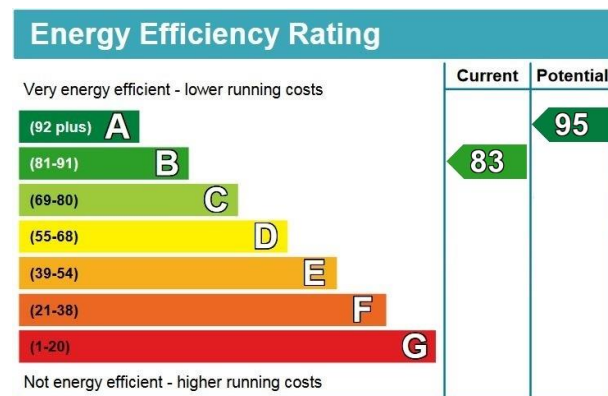


**Calico Street, SP11**  
Approximate Gross Internal Area = 78.7 sq m / 848 sq ft



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.



**Calico Street Andover**

**Guide Price £360,000 Freehold**

- Hallway
- Kitchen/Breakfast room
- Master suite
- Bathroom
- Driveway
- Living room
- Cloakroom
- Two further bedrooms
- Enclosed
- Detached house

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Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01





**DESCRIPTION:**  
Austin Hawk are delighted to offer this very well-presented, detached house situated on The Atrium at Augusta Park. The accommodation comprises hallway, sitting room, cloakroom, kitchen/breakfast room, master suite, two further bedrooms and bathroom. Outside to the rear is an attractive, fully enclosed rear garden whilst to the front is a small garden and driveway parking to the side for 2 cars.

**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. Calico is off Dairy Road on The Atrium at Augusta Park, with links to Newbury Road and Smannell Road to the north of the town centre and is close to many local amenities, including schools, convenience stores and supermarkets and retail outlets. East Anton sports ground with Harmony Woods Nature Reserve is a short distance away along with the popular Finkley Down Farm Park. Augusta Park is close to two outlying villages, Enham Alamein is located just a mile to the north and boasts a village shop, post office and coffee shop, whilst a mile and a half to the east is the village of Smannell with its renowned public house.

**ACCOMMODATION:**  
Front door into:

**HALLWAY:**  
Meter cupboard and stairs to first floor. LVT flooring throughout the downstairs.

**SITTING ROOM:**  
Front aspect door to:

**CLOAKROOM:**  
Low level WC and pedestal wash hand basin. Part tiled wall.

**KITCHEN/BREAKFAST ROOM:**  
Rear aspect and french doors to the garden. Understairs cupboard. Range of eye and base level cupboards and drawers with work surfaces over, an inset one and a half stainless steel sink and drainer. Cupboard housing combi boiler. Inset built in double oven, electric hob and extractor over. integral dishwasher, washing machine and fridge freezer.

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

**BEDROOM 1:**  
Front aspect. Fitted wardrobe..

**EN-SUITE SHOWER ROOM:**  
Front aspect. Stainless steel heated towel rail, shower cubical, low level WC, wash hand basin and partly tiled.

**BEDROOM 2:**  
Rear aspect. Fitted wardrobe and drawers.

**BEDROOM 3:**  
Rear aspect.

**REAR GARDEN:**  
Fully enclosed garden with fencing. Patio and lawned area, side access to drive and an outside electric point.

**FRONT GARDEN:**  
Driveway, two parking spaces. Lawned area with shrubs.

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

**AGENTS NOTES:**  
Please note there may be a minimal "estate charge" as with most modern housing developments.

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.

