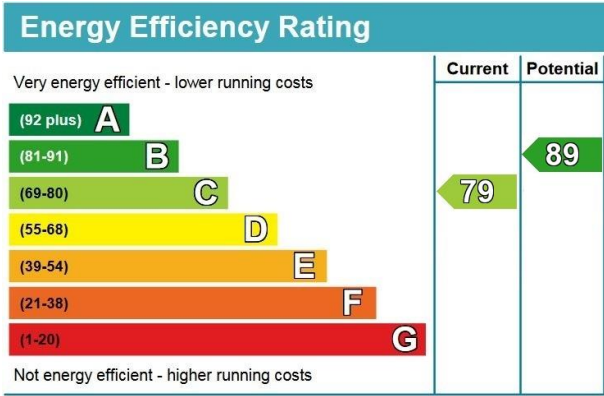


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Icknield Walk, Andover Guide Price £350,000 Freehold

- Hallway
 - Cloakroom
 - Master Bedroom
 - 3 Further Bedrooms
 - Gardens
- Kitchen/Breakfast Room
 - Living/Dining Room
 - Ensuite Shower Room
 - Bathroom
 - 3 Parking Spaces

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 end of terrace home is located on the popular Augusta Park development close to local amenities. The accommodation, which is arranged on three floors, has been extensively improved by the current owner and comprises hallway, cloakroom, kitchen/breakfast room, living/dining room with French doors to the garden, two first floor bedrooms with a bathroom, whilst to the second floor there is a master bedroom with ensuite shower room and a second double bedroom. Outside there are gardens to the front and rear together with three marked parking spaces.

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:

Front door into:

HALLWAY:

Stairs to first floor, coat hanging and doors to:

CLOAKROOM:

Window to side. WC and wash hand basin.

KITCHEN/BREAKFAST ROOM:

Window to front. 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 oven below. Space and plumbing for washing machine and tumble drier. Space for fridge/freezer, cupboard with wall mounted boiler and space for table and chairs.

LIVING/DINING ROOM:

French doors to the rear garden.

FIRST FLOOR LANDING:

Windows to front and side. Stairs to second floor and doors to:

BEDROOM 2:

Window to rear and range of fitted wardrobe cupboards with mirror sliding doors.

BEDROOM 4:

Window to front. Currently used as an office.

BATHROOM:

Panelled bath with shower attachment, wash hand basin, WC and heated towel rail.

SECOND FLOOR LANDING:

Window to side and doors to:

MASTER BEDROOM:

Window to rear and door to:

ENSUITE SHOWER ROOM:

Double shower cubicle, wash hand basin and WC.

BEDROOM 3:

Window to front. Airing cupboard and loft access (with ladder).

OUTSIDE:

Attractive front garden which is enclosed by fencing. Mainly laid to lawn with shrubs and a gated path to the front door.

REAR GARDEN:

Decked area adjacent to the house with an outside tap and a double power socket. Raised bed with decorative slate shingle enclosed by sleepers, a further patio seating area and a path to the rear with a shrub border leading to a shed. Fully enclosed by a brick wall and fencing with gated access to **THREE PARKING SPACES.**

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.

