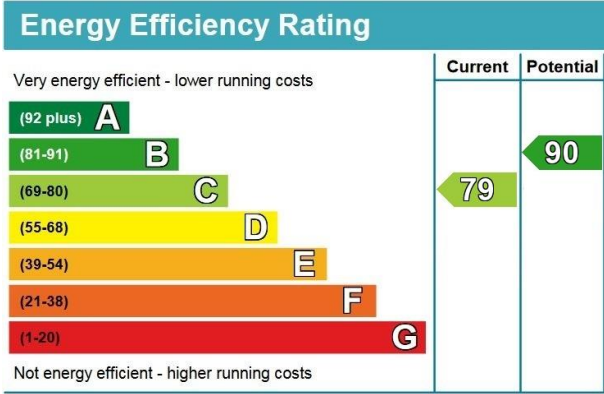


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Texel Green, Andover

Guide Price £355,000 Freehold

- Hallway
 - Cloakroom
 - Master Bedroom
 - 2 Further Double Bedrooms
 - Garage & Parking
- Living Room
 - Kitchen/Dining Room
 - Ensuite Shower Room
 - Bathroom
 - Attractive Garden



DESCRIPTION:

This terraced house is located in the heart of the popular Augusta Park overlooking a green area and is offered for sale with no onward chain. The well presented accommodation is arranged on three floors and comprises hallway, living room, kitchen/dining room with French doors to the garden, a cloakroom, two first floor double bedrooms with a bathroom and a second floor master bedroom with an ensuite shower room. Outside there is a nicely landscaped garden to the rear with views over Smannell Fields and access to a garage with a parking space to the front.

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 door to:

LIVING ROOM:

Bay window to front. Understairs cupboard with shelving and door to:

KITCHEN/DINING ROOM:

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 oven below. Space and plumbing for dishwasher and washing machine and space for fridge/freezer. Open access to DINING AREA with French doors to garden and breakfast bar. Door to:

CLOAKROOM:

WC and wash hand basin.

FIRST FLOOR LANDING:

Door to stairwell with window to front and stairs to second floor. Doors to:

BEDROOM 2:

Window to rear.

BEDROOM 3:

Window to front.

BATHROOM:

Window to rear. Panelled bath with shower attachment, wash hand basin and WC. Airing cupboard with wall mounted boiler.

SECOND FLOOR MASTER BEDROOM:

Dormer window to front. Fitted wardrobe cupboard and door to:

ENSUITE SHOWER ROOM:

Velux window to rear. Shower cubicle, wash hand basin and WC.

OUTSIDE:

The property enjoys and outlook to the front over a green area.

REAR GARDEN:

Patio area adjacent to the house with a raised herb bed and outside tap. There is an area of lawn and a path leading down the side to a decorative pebbled area to the rear. A path leads to the GARAGE with a parking space to the front.

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.

