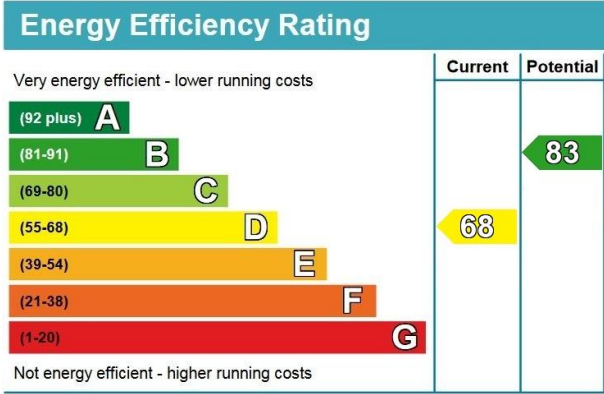




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NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability 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.



Verden Way, Andover

Guide Price £349,950 Freehold

- Entrance Lobby
 - Living Room
 - 3 Bedrooms
 - Driveway Parking
 - Enclosed Garden
- Cloakroom
 - Kitchen/Dining Room
 - Bathroom
 - Garage
 - Cul-de-Sac Location



DESCRIPTION:

Tucked away at the end of a cul-de-sac on the popular Saxon Fields, this end of terrace house has been re-decorated and upgraded by the current owner including new flooring, a new bespoke kitchen and new shower room. The accommodation comprises entrance lobby, cloakroom, living room with remote control fire, newly fitted bespoke, Richard & Wise handmade solid American maple kitchen/dining room with Pietra worktop, three bedrooms and a re-fitted shower room. To the front there is driveway parking for two cars leading to an attached garage whilst the enclosed rear garden benefits from two decked seating areas.

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 new hard flooring and doors to:

CLOAKROOM:

Window to front. WC, wash hand basin and new hard flooring.

LIVING ROOM:

Window to front. Stairs to first floor with understairs cupboard. Feature contemporary Gazco LED remote control electric fire with realistic logs for heat and mood lighting and cabling for TV. Door to:

KITCHEN/DINING ROOM:

Window to rear and French doors to garden. Newly fitted Richards & Wise hand made bespoke kitchen with a range of eye and base level solid American maple cupboards and drawers sprayed in Farrow & Ball with a complete Pietra work surface over and inset stainless steel sink with drainer. Inset induction hob with extractor over and eye level oven. Integral dishwasher and fridge/freezer, four door pantry cupboard with inset spice rack and electric sockets for microwave/toaster, waste and recycling bin cupboard and cupboard with wall mounted boiler. **DINING AREA** with space for table and chairs.

FIRST FLOOR LANDING:

Loft access and doors to:

BEDROOM 1:

Window to front and fitted wardrobe cupboard.

BEDROOM 2:

Window to rear and fitted wardrobe cupboard.

BEDROOM 3:

Window to front. Currently used as an office.

SHOWER ROOM:

Window to rear. Re-fitted with a shower cubicle with rainfall shower and newly fitted shower pump, vanity cupboard with wash hand basin, WC, slate effect wall panel and heated towel rail.

OUTSIDE:

To the front there is an area of shingle 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 the garden. There is also space and plumbing for a washing machine and tumble drier.

REAR GARDEN:

Decked seating area with an awning adjacent to the house and extending to the rear of the garage. The remainder is laid to lawn with decorative shingle borders to both sides and a further decked seating area to the rear.

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.

