

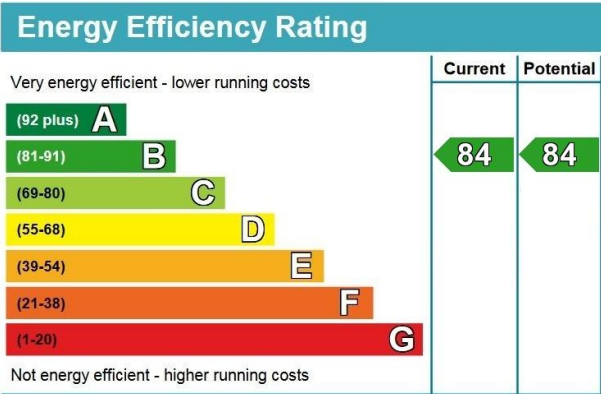


Yarrow Close, Andover, SP11

Approximate Area = 1209 sq ft / 112.3 sq m
Garage = 141 sq ft / 13 sq m
Total = 1350 sq ft / 125.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Austin Hawk Ltd. REF: 843862.



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.



Yarrow Close, Andover Guide Price £345,000 Freehold

- Hallway
 - Kitchen
 - Sitting Room
 - 2 Further Bedrooms
 - Enclosed Garden
- Cloakroom
 - Dining Room
 - Master Bedroom Suite
 - Bathroom
 - Garage & Parking



DESCRIPTION:
Austin Hawk are delighted to offer this semi-detached town house located on the popular Augusta Park development. The well presented accommodation is arranged on three floors and comprises hallway, cloakroom, kitchen, dining room, sitting room, master bedroom with ensuite shower room and two further bedrooms. Outside there is an enclosed garden and a garage with driveway parking.

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:
Canopy porch with front door into:

HALLWAY:
Window to side. Stairs to first floor with understairs cupboard and doors to:

CLOAKROOM:
WC and wash hand basin.

KITCHEN:
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, space for fridge/freezer and cupboard with wall mounted boiler.

DINING ROOM:
Window to side and French doors to garden.

FIRST FLOOR LANDING:
Window to front. Stairs to second floor and doors to:

SITTING ROOM:
Window to rear and French doors to Juliette balcony.

BEDROOM 3:
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, fitted cupboard and doors to:

BEDROOM 1:
Window to rear with views across fields.

BEDROOM 2:
Windows to front and loft access.

SHOWER ROOM:
Shower cubicle, wash hand basin, WC and heated towel rail.

OUTSIDE:
To the front of the property there are mature shrubs with slate shingle bordered by a hedgerow and a path to the front door.

REAR GARDEN:
Enclosed rear garden with a side access gate. Patio area adjacent to the house with the remainder laid to lawn with a raised border. There is a garage with driveway parking located to the rear.

TENURE & SERVICES:
Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. No estate charges.

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.

