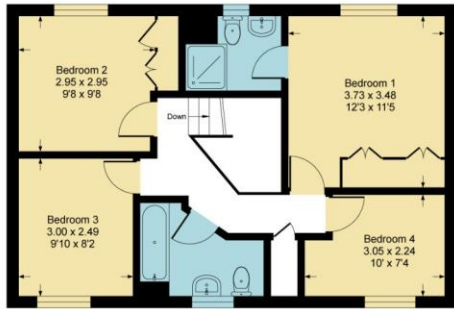


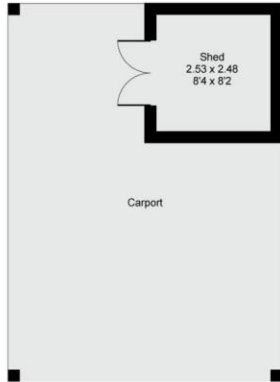
Oat Road, SP11
Approximate Gross Internal Area = 131.8 sq m / 1419 sq ft (excludes carport)
Approximate Outbuilding Internal Area = 6.3 sq m / 68 sq ft
Approximate Total Internal Area = 138.1 sq m / 1485 sq ft



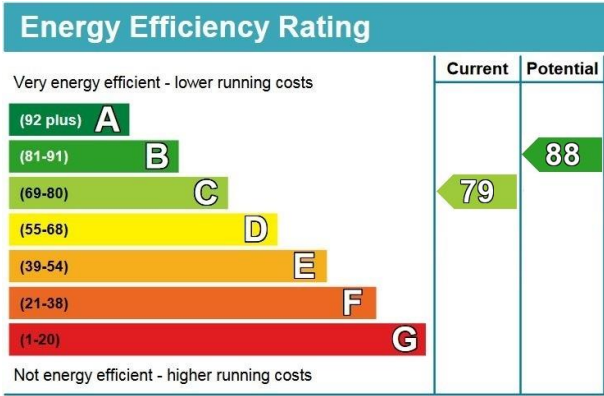
First Floor



Ground Floor



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



Oat Road, Andover

Guide Price £430,000 Freehold

- Entrance Hall
 - Kitchen/Dining Room
 - Master Bedroom Suite
 - Bathroom
 - Car Port
- Sitting Room
 - Conservatory & Bar
 - 3 Further Bedrooms
 - Attractive Garden
 - Generous Parking

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 substantial end of terrace house is located in the heart of the Augusta Park development close to local shops, schools and within walking distance of the surrounding countryside. The well presented accommodation comprises entrance hall, cloakroom, sitting room, an L shaped kitchen/dining room, a conservatory with adjoining bar area, master bedroom with ensuite shower room, three further bedrooms and a bathroom. To the front there is an enclosed front garden whilst the attractive rear garden benefits from a covered seating area and gated access to a car port with a shed and generous driveway parking parking to the side.

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:

ENTRANCE HALL:

Stairs to first floor with understairs cupboard and doors to:

CLOAKROOM:

Window to front. WC and wash hand basin.

SITTING ROOM:

Window to front and fireplace with electric fire.

KITCHEN/DINING ROOM:

Window to rear. Range of eye and base level cupboards and drawers with wood work surfaces over and inset ceramic sink with drainer. Inset gas hob with extractor over and double oven below. Integral dishwasher and fridge/freezer, space and plumbing for washing machine and open access to DINING AREA with window to front.

CONSERVATORY:

Double aspect with French doors to garden and sliding door to BAR AREA with fitted cupboards, shelves and wine cooler.

FIRST FLOOR LANDING:

Loft access, airing cupboard and doors to:

MASTER BEDROOM:

Window to rear and fitted wardrobe cupboards. Door to:

ENSUITE SHOWER ROOM:

Window to rear. Double shower cubicle, wash hand basin, WC and heated towel rail.

BEDROOM 2:

Window to rear and fitted wardrobe cupboard.

BEDROOM 3:

Window to front.

BEDROOM 4:

Window to front.

BATHROOM:

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

OUTSIDE:

To the front there is an enclosed gravelled area with sleepers and a path to the front door. To the side there is generous parking leading to a CAR PORT with a shed and gated access into:

REAR GARDEN:

Fully enclosed garden with a patio area adjacent to the house. Ther remainder is laid to artificial lawn with a covered, decked, seating area to the rear.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. The estate charge is £400 p/a.

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.

