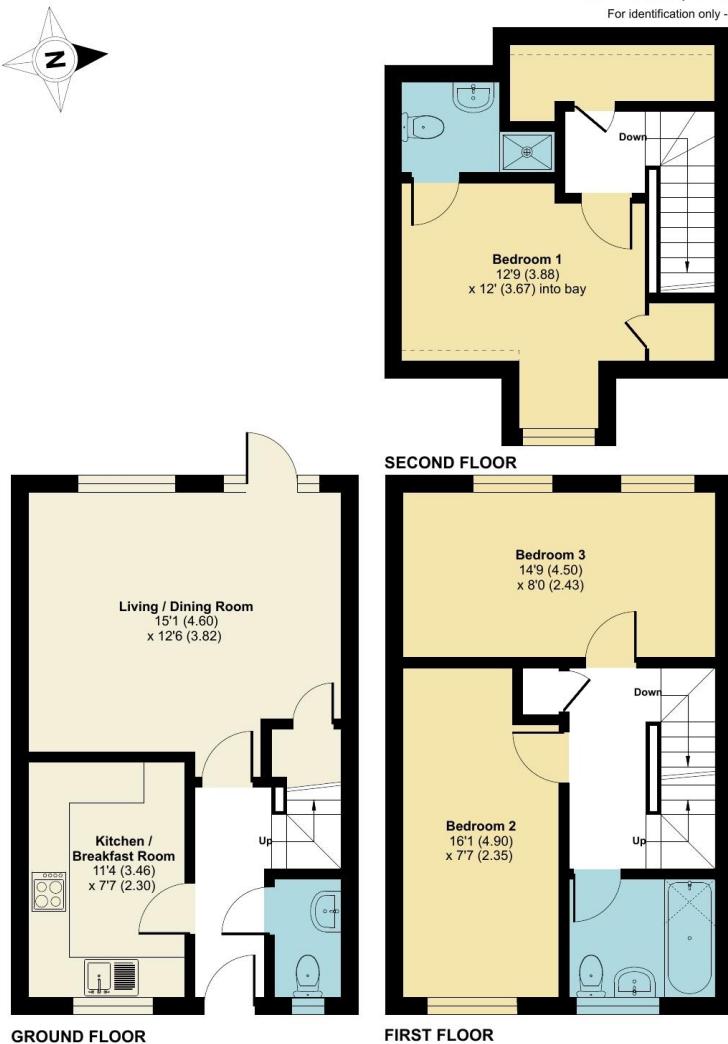


Berry Way, Andover, SP10

Approximate Area = 962 sq ft / 89.3 sq m
 Limited Use Area(s) = 7 sq ft / 0.6 sq m
 Total = 969 sq ft / 89.9 sq m
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025. Produced for Austin Hawk Ltd. REF: 1305794

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ESTATE AGENTS

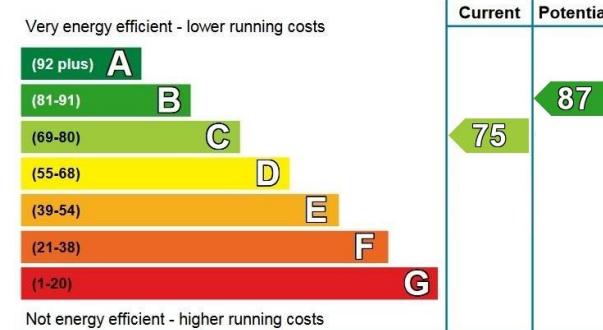


Berry Way, Andover

Guide Price £318,500 Freehold



Energy Efficiency Rating



- Hallway
- Cloakroom
- Master Bedroom
- 2 Further Bedrooms
- Enclosed Garden

- Kitchen/Breakfast Room
- Living/Dining Room
- Ensuite Shower Room
- Bathroom
- 2 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.

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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION:

This terraced town house is located on the popular Burghclere Down within catchment for well regarded local schools. The accommodation is arranged on three floors and comprises hallway, cloakroom, kitchen/breakfast room, living/dining room, two double bedrooms on the first floor with a bathroom and a top floor master bedroom with ensuite shower room. Outside there is a gravelled front garden and enclosed garden to the rear with a covered seating area and access to two allocated parking spaces.

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: Open porch with front door into:

HALLWAY:

Stairs to first floor and doors to:

CLOAKROOM:

Window to front. WC and wash hand basin.

KITCHEN/BREAKFAST ROOM:

Window to front. Re-fitted two years ago with a contemporary range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Inset electric hob with extractor over and oven below. Integral dishwasher, space and plumbing for washing machine, space for fridge/freezer and cupboard with wall mounted boiler (4 years old).

LIVING/DINING ROOM:

Windows and door to rear garden. Understairs storage cupboard and feature fireplace.

FIRST FLOOR LANDING:

Stairs to second floor, airing cupboard with hot water tank and doors to:

BEDROOM 2:

Window to front.

BEDROOM 3:

Windows to rear.

BATHROOM:

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

SECOND FLOOR LANDING:

Eaves storage cupboard and door to:

MASTER BEDROOM:

Window to front. Storage cupboard, access via ladder to part boarded loft and door to:

ENSUITE SHOWER ROOM:

Shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

OUTSIDE:

The front garden is mainly shingle with a tree, shrubs and a path to the front door.

REAR GARDEN:

Covered seating area adjacent to the house with a step up to an area of lawn. A path leads to the rear and gated access to the two parking spaces.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be an additional 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.

