

**Fleece Close, SP11**  
 Approximate Gross Internal Area = 79 sq m / 850 sq ft  
 Approximate Garage Internal Area = 18.4 sq m / 199 sq ft  
 Approximate Total Internal Area = 97.4 sq m / 1049 sq ft



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.

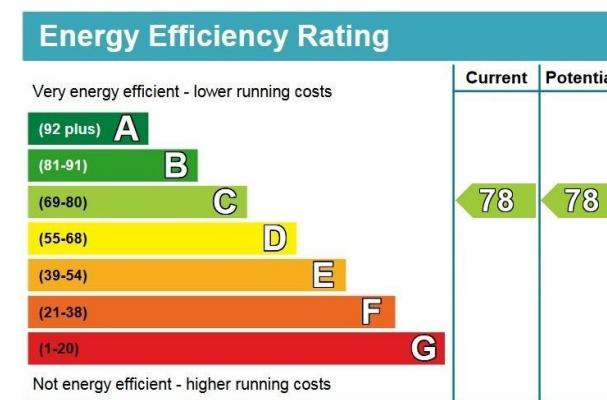


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## Fleece Close, Andover

**Guide Price £260,000 Freehold**



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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- **Entrance Lobby & Hallway**
- **Master Bedroom Suite**
- **Separate Bathroom**
- **Allocated Parking**
- **No Management Fees**
- **Second Double Bedroom**
- **Garage with Internal Storeroom**
- **Close to Amenities & Open Countryside**

**DESCRIPTION:** Available to the property market with No Onward Chain and with a Freehold tenure, this two-double-bedroomed coach house, constructed in 2014, has been enhanced internally to a very high standard by the current owner. The property benefits from allocated parking plus its own garage with power and lighting, which has the added bonus of internal access from within the property. The garage also includes an integral storeroom. Immaculately presented throughout, the accommodation comprises an entrance lobby and stairs up to a rear aspect hallway, an open plan, living/kitchen/dining room, a master bedroom suite, a second double bedroom and a separate bathroom. Additionally, the property is not subject to any management fees.

**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. Fleece Close can be found on the eastern edge of the Augusta Park development off Fuller Way. The location has many local amenities, including schools, a nursery, a Co-Op convenience store, fast-food outlets and East Anton sports ground, with Harmony Woods Nature Reserve just beyond. The development borders open countryside with direct footpath access close to the property, whilst the popular Finkley Down Farm Park is also nearby, along with the villages of Smannell, with its public house, and Enham Alamein, which has a village shop and a post office, both less than a mile away.

**OUTSIDE:** Fleece Close is actually a number of small cul-de-sacs on a quiet edge of the Augusta Park development with the property found at the end of one cul-de-sac. At the front of the property is the allocated parking and front vehicular access to the garage, located directly under the property. The front door is to one side of the garage under a canopy porch with a path to one side of the property which provides access to the rear garden.

**ENTRANCE LOBBY:** Herringbone style hard flooring. Personal door accessing the garage. Radiator and consumer unit. Stairs to the accommodation.

**HALLWAY:** Light and airy hallway with windows to the rear. Radiator. Doors to all rooms.

**OPEN-PLAN LIVING/KITCHEN/DINING ROOM:** Dual aspect, open-plan space with the living area arranged with a front aspect and French doors opening in with a Juliet balcony. The kitchen area has a window to the rear and includes a range of eye and base-level cupboards and drawers with worksurfaces over including matching upstands. Stainless steel sink and drainer, inset gas hob with a stainless-steel splashback, extractor over and an oven/grill below. Integrated washing machine and space for a fridge freezer. Cupboard housing a wall-mounted gas combi boiler.

**MASTER BEDROOM SUITE:** Window to the front. Radiator. Door to:

**ENSUITE SHOWER ROOM:** Window to the front. Recessed shower enclosure, close-coupled WC, pedestal hand wash basin and a radiator.

**BEDROOM TWO:** Front aspect double bedroom. Radiator. Access to a partially boarded loft space.

**BATHROOM:** Panelled bath with a mixer shower attachment over. Close-coupled WC, pedestal hand wash basin. Recessed shelving. Radiator.

**GARAGE:** The garage is located to the right-hand side of the building, directly behind the allocated parking. To the front, the garage has a traditional up and over door for vehicular access. The garage can also be accessed from within the property with a personal door located in the entrance lobby at the foot of the stairwell. To the rear are double doors that open out into the rear garden with a tarmac driveway space also. Internally, the garage has power, lighting and fitted storage plus an internal door opening into a separate storeroom.

**REAR GARDEN:** A path leads from the side of the building with gated access into the rear garden, which is enclosed by a mix of closeboard and panel fencing. The rear garden has been landscaped by the current owner and includes an area of artificial lawn, a decked seating area and a small garden shed.

**TENURE & SERVICES:** Freehold. Mains drainage, water, electricity and gas are connected.

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.

