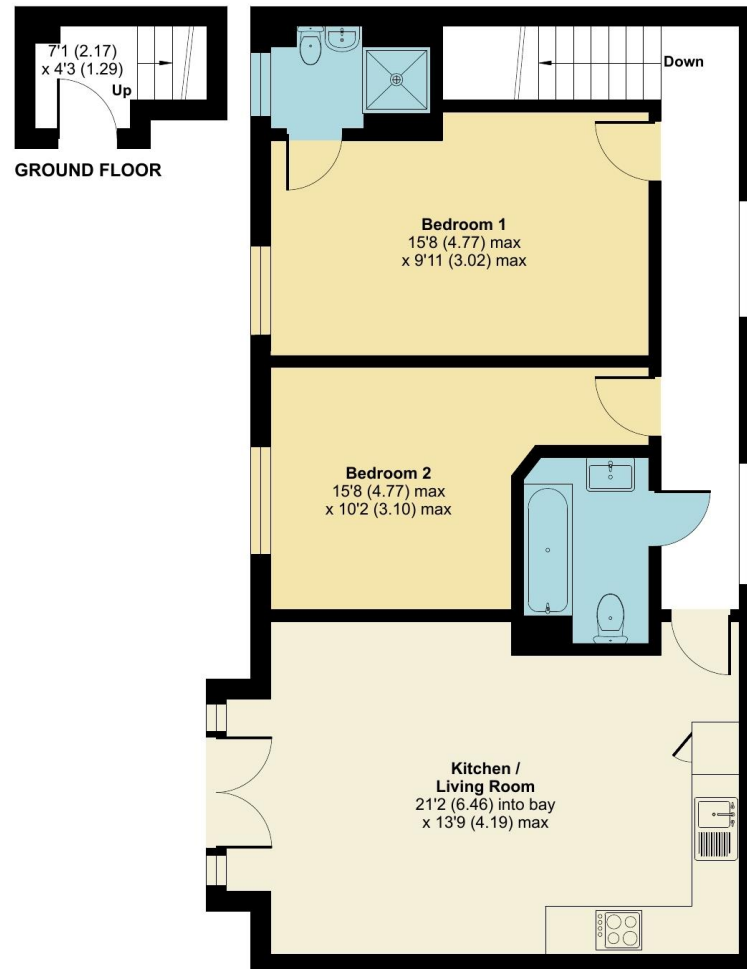




Whitebeam Close, Andover, SP11

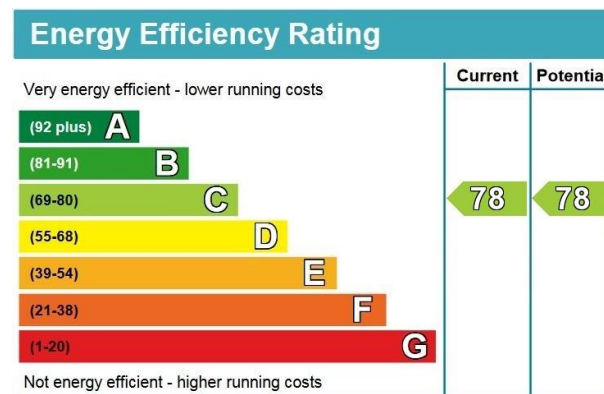
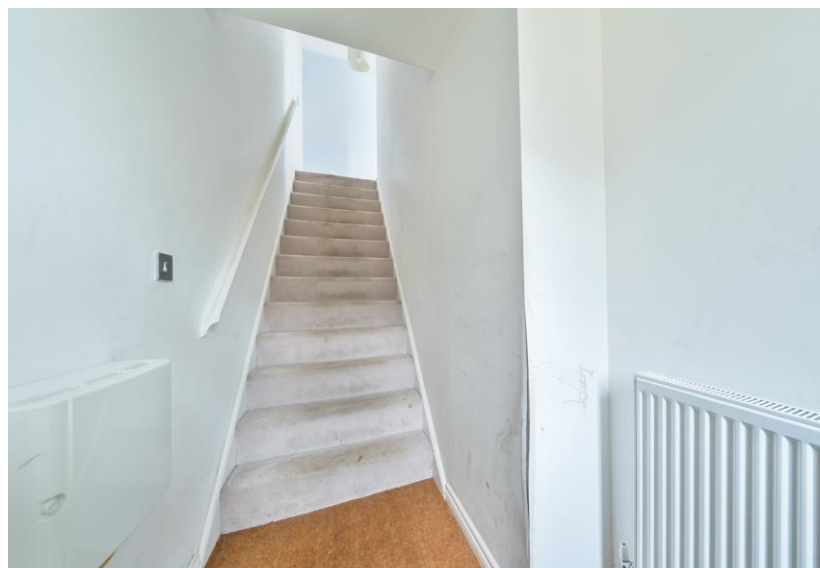
Approximate Area = 784 sq ft / 72.8 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Austin Hawk Ltd. REF: 1317855



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.



Whitebeam Close, Andover

Guide Price £215,000 Freehold

- Hallway
- Kitchen
- Ensuite Shower Room
- Bathroom
- Parking Space
- Living/Dining Room
- Master Bedroom
- Bedroom 2
- Garage
- No Onward Chain

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION:

Located on the edge of Augusta Park, this coach house is offered for sale with no onward chain. The accommodation comprises hallway, living/dining room with French doors to a Juliette balcony and open plan to a kitchen with fitted appliances, master bedroom with ensuite shower room, a further double bedroom and a bathroom. Outside there is a garage located below with a parking space to the front.

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 LOBBY with stairs to first floor.

HALLWAY:

Windows to rear and doors to:

LIVING/DINING ROOM:

French doors to front with a Juliette balcony and open access to:

KITCHEN:

Range of eye and base level cupboards and drawers with quartz work surfaces over and inset one and a half bowl stainless steel sink. Inset gas hob with extractor over and oven below. Integral dishwasher, washing machine and fridge/freezer. Cupboard with wall mounted combi boiler.

MASTER BEDROOM:

Window to front and door to:

ENSUITE SHOWER ROOM:

Window to front. Shower cubicle, wash hand basin and WC.

BEDROOM 2:

Window to front.

BATHROOM:

Panelled bath with shower over, wash hand basin and WC. Heated towel rail and fully tiled walls.

OUTSIDE:

There is a garage located beneath the coach house, and accessed from the rear, with an up and over door and a parking space to the front.

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.

