

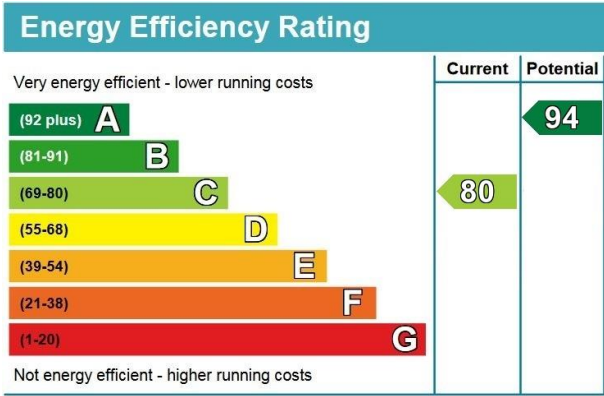
Bridle Close, SP11
Approximate Gross Internal Area = 55.9 sq m / 602 sq ft



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. Produced for Austin Hawk Ltd



Bridle Close, Andover **Guide Price £259,950 Leasehold**



- Hallway
 - Living Room
 - Master Bedroom Suite
 - Bathroom
 - Secluded Garden
- Cloakroom
 - Kitchen/Dining Room
 - Bedroom 2
 - Driveway Parking
 - No Onward Chain

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:
Offered for sale with no onward chain, this modern end of terrace house is located on a peaceful edge of the Picket Twenty development, adjacent to open fields with Harewood Forest beyond. The accommodation comprises hallway, cloakroom, living room, kitchen/dining room, master bedroom with ensuite shower room and a further double bedroom with a separate bathroom. To the front of the property there is driveway parking for two vehicles whilst to the rear there is an enclosed, partly walled and non-overlooked garden which backs on to open fields and benefits from a patio and garden shed.

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. Bridle Close runs through the eastern phase of the Picket Twenty development bordering Harewood Forest with access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Busy Bees day nursery, a community hall, a Co-Op store and an Urban park.

ACCOMMODATION:
Front door into:

ENTRANCE HALL:
Stairs to first floor and doors to:

CLOAKROOM:
Window to front. WC and wash hand basin.

LIVING ROOM:
Window to front. Understairs storage cupboard and door to:

KITCHEN/DINING ROOM:
Window to rear. Range of eye and base 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, cupboard with wall mounted combi boiler and open aspect to DINING AREA with French doors to garden.

FIRST FLOOR LANDING:
Loft access and doors to:

MASTER BEDROOM:
Window to rear with far reaching views. Door to:

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

BEDROOM 2:
Windows to front and fitted cupboard.

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

OUTSIDE:
To the front of the property there is a block paved driveway offering parking for two cars. A gate to the side leads to:

REAR GARDEN:
Fully enclosed garden with a wall to the rear and backing on to fields. Patio area adjacent to the house with an outside tap and leading to an area of lawn with a garden shed.

TENURE & SERVICES:
Leasehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there is 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.

