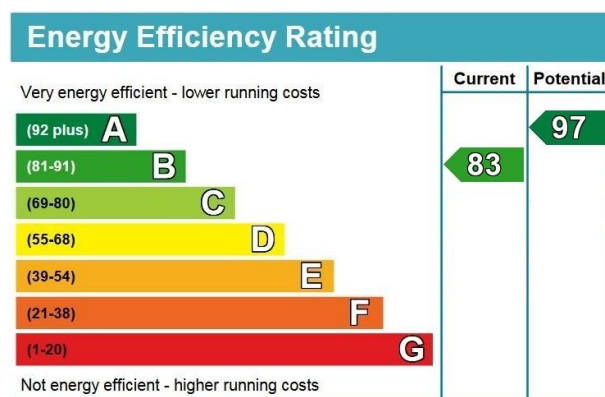


Acaro Road, SP11
Approximate Gross Internal Area = 55.8 sq m / 601 sq ft



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



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.



Acaro Road, Andover

Guide Price £308,000 Freehold

- Hallway
- Sitting Room
- 2 Double Bedrooms
- Driveway Parking
- Cloakroom
- Kitchen/Dining Room
- Bathroom
- Private Garden

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DESCRIPTION:
This modern semi-detached home is situated in a peaceful cul-de-sac on the outskirts of the sought-after Picket Twenty development. Offering bright and well-designed living space, the property features a welcoming hallway, a convenient cloakroom, a comfortable sitting room, and a stylish kitchen/dining room with French doors opening onto the south-west-facing rear garden. Upstairs, there are two generously sized double bedrooms and a contemporary bathroom. Outside, the home benefits from driveway parking for two cars, as well as side access to the enclosed rear garden, which includes a raised, decked, seating area - perfect for outdoor relaxation. With a park, sports centre, and local amenities within walking distance, this is an ideal home for modern living. The property was constructed in 2019 and is offered for sale with the remainder of a ten-year buildings warranty.

LOCATION:
The Picket Twenty development borders 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, Egg Day Nursery, a community hall, a Co-Op store and the Urban Park and sports pitches. Andover itself 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:

HALLWAY:
Stairs to first floor and doors to:

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

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

KITCHEN/DINING ROOM:
Window to rear. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer and water softener (outside). Inset gas hob with extractor over and oven below. Space and plumbing for washing machine and free standing dishwasher (included). Space for fridge/freezer and cupboard with wall mounted boiler. Open access to **DINING AREA** with French doors to garden.

FIRST FLOOR LANDING:
Loft access and doors to:

BEDROOM 1:
Windows to front and over-stairs storage cupboard.

BEDROOM 2:
Window to rear with far reaching views.

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

OUTSIDE:
To the front there is a driveway offering parking for two cars with an electric vehicle charging point and gated access to:

REAR GARDEN:
Fully enclosed garden with a raised, decked, seating area adjacent to the house with an outside tap and views. A gate leads to a patio area with steps down to an area of lawn with retaining sleepers forming a raised flower bed.

TENURE & SERVICES:
Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators with dual zone smart thermostat. There is an estate charge of £180 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.

