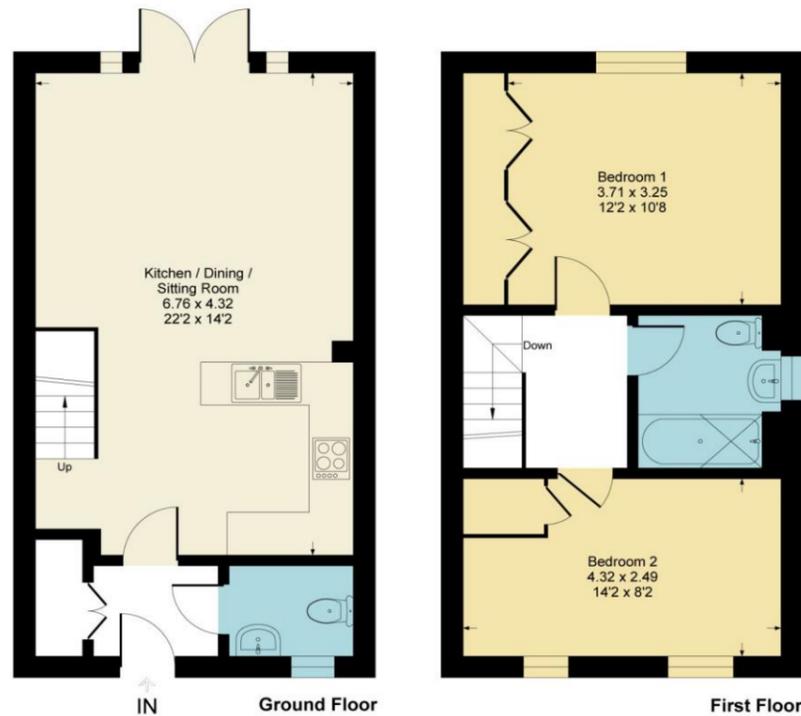


Weave Crescent, SP11
 Approximate Gross Internal Area = 70.4 sq m / 758 sq ft



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



Weave Crescent, Andover

Guide Price £295,000 Freehold



- Hallway
- Kitchen Area
- Two Bedrooms
- Enclosed Garden

- Cloakroom
- Dining/ Living Area
- Bathroom
- Two 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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DESCRIPTION:

This modern two-bedroom end of terrace home, situated on the edge of the sought-after Saxon Heights development, offers stylish and convenient living. The property features a hallway, a bright spacious kitchen area with fitted appliances, a dining/living room area, and a handy downstairs cloakroom. On the first floor there are two bedrooms and a bathroom. With two parking spaces, an EV charging point to the side and an enclosed garden at the rear, this home is perfect for professionals seeking a contemporary lifestyle in a well-connected location.

LOCATION:

The property is located on the popular Saxon Heights 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:

Canopy porch with front door into:

HALLWAY:

Stairs to first floor and a large fitted cupboard with shelving and currently houses a washing machine and a wall-mounted combi Ideal Logic Boiler. Door to:

CLOAKROOM:

Front aspect. WC, wash hand basin and a radiator.

KITCHEN AREA:

Modern eye and base-level cupboards and drawers with work top over. Inset stainless steel one and a half sink and drainer. Inset gas hob, extractor over, stainless steel splashback and single oven below. Integral dishwasher and fridge freezer.

DINING/LIVING AREA:

Rear patio door to garden.

FIRST FLOOR LANDING:

Loft access and doors to:

BEDROOM ONE:

Rear aspect with fitted wardrobes.

BEDROOM TWO:

Dual front aspect. Storage cupboard over the stairs.

BATHROOM:

Side aspect. Panelled bath with glass shower screen and shower over. Wash hand basin, WC, heated towel radiator and partially tiled walls.

OUTSIDE:

To the front, a path leads to the front door, sheltered by a canopy porch. Either side of the path is bordered by shingles and planted beds. To the side of the property, there are two parking spaces and an EV charging point.

REAR GARDEN:

To the rear, the garden is fully enclosed and features a patio seating area directly adjacent to the property. Steps lead down to a well-maintained lawn with an additional patio area, all bordered by mature shrubs and planting. A shed provides useful storage, and a side access gate leads to the driveway.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. gas central heating to radiators. 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.

