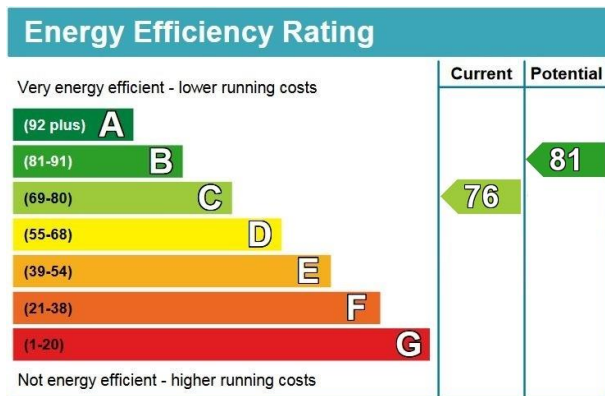


Vetch Way, SP11
Approximate Gross Internal Area = 94.1 sq m / 1013 sq ft



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.



Vetch Way, Andover

Guide Price £330,000 Freehold

- Hallway
- Cloakroom
- Master Bedroom Suite
- Bathroom
- Garage

- Kitchen/Dining Room
- Living Room
- 2 Further Bedrooms
- Driveway Parking
- Secluded Garden

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Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01

DESCRIPTION:
Offered for sale with no onward chain, this semi-detached house occupies a non-overlooked position on the popular Augusta Park close to local amenities including shops, schools and parks. The accommodation comprises hallway, kitchen/dining room, cloakroom. living room with French doors to the garden, a master bedroom with ensuite shower room, two further bedrooms and a bathroom. To the front there is driveway parking leading to a garage whilst the rear garden benefits from an open outlook to the rear and a decked seating area.

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:
Canopy porch with front door into:

HALLWAY:
Stairs to first floor with understairs cupboard and doors to:

KITCHEN/DINING ROOM:
Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine and dishwasher, space for fridge/freezer and cupboard with wall mounted boiler. Space for table and chairs.

CLOAKROOM:
WC and wash hand basin.

LIVING ROOM:
French doors to the garden.

FIRST FLOOR LANDING:
Loft access and doors to:

MASTER BEDROOM:
Window to rear with views over a playing field. Door to:

ENSUITE SHOWER ROOM:
Double shower cubicle, wash hand basin and WC.

BEDROOM 2:
Window to front.

BEDROOM 3:
Window to rear with views over a playing field.

BATHROOM:
Window to front. Panelled bath with hand held shower attachment, wash hand basin and WC.

OUTSIDE:
To the front there is a small area of gravel with a path to the front door. A driveway to the side offers parking and access to:

GARAGE:
Single garage with up and over door, power, light, loft storage, space for appliances and door to rear garden.

REAR GARDEN:
Fully enclosed garden with an open outlook to the rear over a playing field. Decked seating area adjacent to the house with the remainder laid to lawn.

TENURE & SERVICES:
Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. No estate charges apply to this property.

