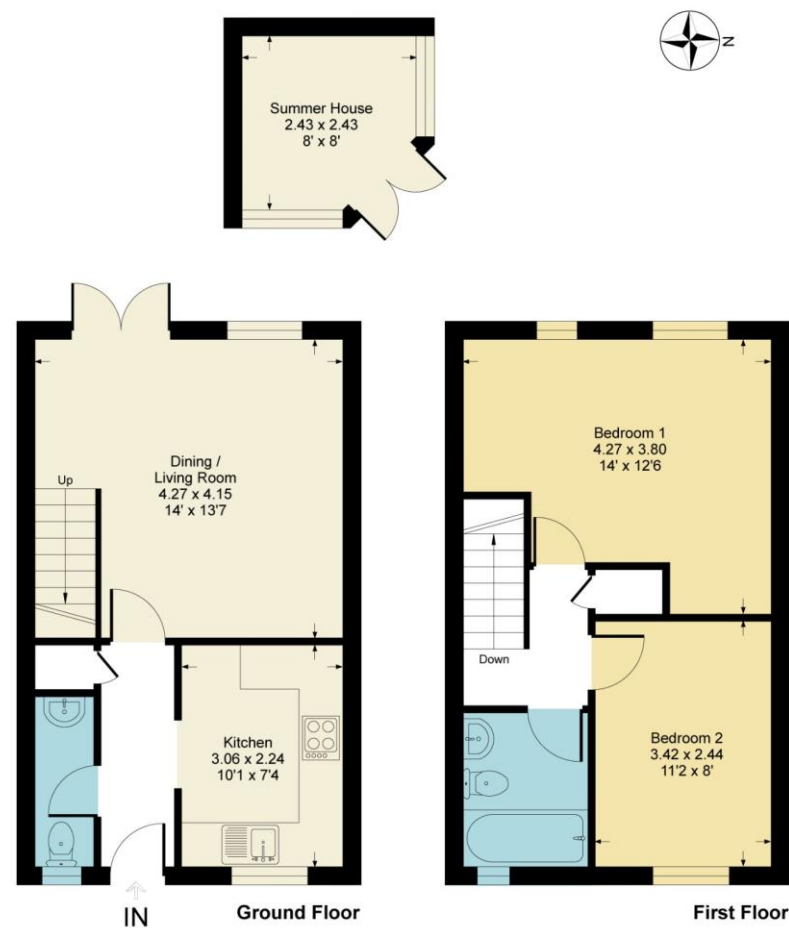


Stalls Crescent, SP11
Approximate Gross Internal Area = 61.6 sq m / 663 sq ft
Approximate Outbuilding Internal Area = 5.2 sq m / 57 sq ft
Approximate Total Internal Area = 66.8 sq m / 720 sq ft

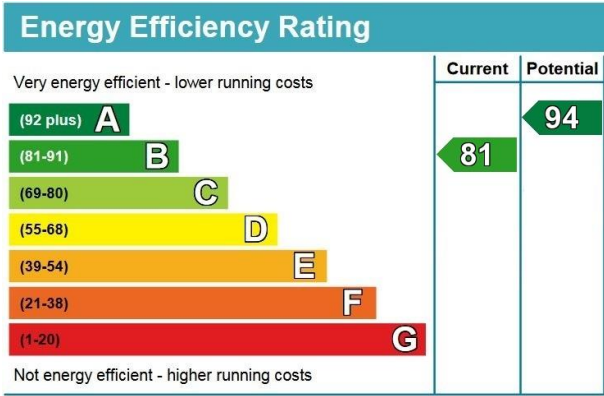


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Stalls Crescent, Andover

Guide Price £250,000 Freehold



- 80% Discounted Market Property
 - Living/Dining Room
 - Two Double Bedrooms
 - Driveway Parking
 - Proximity to Open Countryside
- Kitchen
 - Cloakroom
 - Bathroom
 - Attractive Gardens
 - Close to Amenities

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.



**** 80% DISCOUNTED MARKETING SCHEME FOR FIRST TIME BUYERS ****

DESCRIPTION: Beautifully presented throughout, this two-double-bedroomed, end-of-terrace house would make the perfect first step on to the property ladder and benefits from driveway parking plus a location within a quiet cul-de-sac on the southern edge of the Picket Twenty development with open countryside literally on the doorstep. The accommodation itself comprises an entrance hallway, a kitchen, a cloakroom, a living/dining room, two double bedrooms and a bathroom. Outside to the rear, the very well-presented theme continues with an attractive, practical, low-maintenance garden that wraps around to one side and includes a summerhouse.

LOCATION: Stalls Crescent can be found on the southern edge of the Picket Twenty development, which borders Harewood Forest with access to public footpaths nearby. 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, an Urban Park and extensive 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.

OUTSIDE: The property frontage includes a tarmac driveway with space for two cars bordered by mature shrubs to one side and an area of lawn to the opposite side. Additional visitor parking is also available. There is gated side access from the front garden into the rear with mature flower and shrub borders with then a path leading to the front door, under a pitched, canopy porch.

ENTRANCE HALLWAY: Low-level door to an understairs storage cupboard housing a consumer unit, media hub and electric meter. Radiator. Door to:

CLOAKROOM: Window to the front. Close-coupled WC, pedestal hand wash basin and radiator.

KITCHEN: Accessed via a wide doorway from the hallway. Window to the front. A range of eye and base level cupboards and drawers with worksurfaces over including matching upstands. Inset one and a half bowl sink and drainer, inset gas hob with a stainless-steel splashback, extractor over and an oven/grill below. Freestanding slimline dishwasher, freestanding washing machine and space for a fridge/freezer. Cupboard housing a wall-mounted gas combi boiler.

LIVING/DINING ROOM: Windows to the rear and French doors opening out to the rear garden. Stairs to the first floor with bespoke, fitted, understairs shelving. Radiators. Space for dining.

FIRST FLOOR LANDING: Door to a built-in, walk-in, storage cupboard. Doors to:

BEDROOM ONE: Double bedroom with windows to the rear. Recess areas for a wardrobe and bedroom furniture. Loft access. Radiator.

BEDROOM TWO: Front aspect double bedroom. Radiator. Currently used as an office.

BATHROOM: Window to the front. Fully tiled bath enclosure with a panelled bath and a shower over. Close-coupled WC, pedestal hand wash basin and a radiator.

REAR GARDEN: Attractive, practical, low-maintenance rear garden, mainly laid to patio paving with raised decked planters and seating at its edges and including an awning. The garden wraps around one side of the property with gated access to the front. Gravelled border and summerhouse plus two garden sheds, screened with decorative trellis. External power socket.

TENURE & SERVICES: Freehold. Mains drainage, water, gas and electricity are connected. Gas central heating to radiators. Annual Management fee of circa £230.

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.

