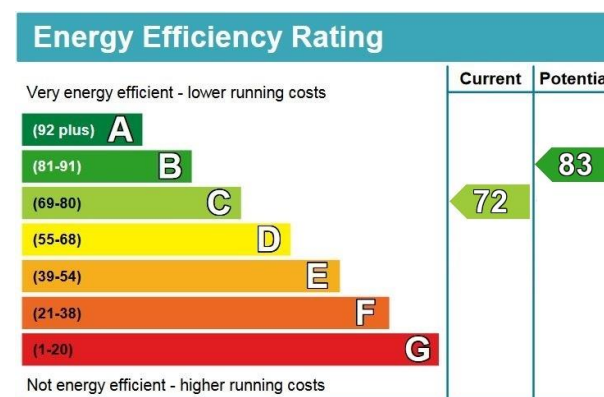


Lilac Close, Andover

Guide Price £345,000 Freehold



- Living Room
- Dining Room
- Master Bedroom Suite
- Third Bedroom
- Attractive Gardens

- Kitchen
- Cloakroom
- Second Ensuite Bedroom
- Family Bathroom
- Garage and Parking

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: Deceptively spacious with an intelligent layout, this three-bedroomed, terraced property occupies an attractive plot on the popular Burghclere Down development on the south-western edge of Andover with excellent proximity to both primary and secondary schools as well as many local amenities. The property is very well presented throughout and comprises living room, dining room, cloakroom, kitchen, master bedroom suite, second bedroom with ensuite shower room plus a third bedroom and a family bathroom. Outside, the property has attractive, well maintained and practical gardens to both front and rear from which there is access to a garage with parking for two vehicles in front of the garage.

LOCATION: Andover offers a range of shopping, educational and recreational facilities including a college of further education, cinema, theatre and leisure centre. As well as the nearby mainline railway station, the A303 offers good road access to both London and the West Country. Lilac Close can be found within the popular Burghclere Down development just off Elder Crescent. The location is ideal for not only local school catchment areas with both primary and secondary schools close by, but also proximity to open space with Rooksbury Mills Nature Reserve a short distance away, along with the outlying Clatford villages, beyond.

OUTSIDE: The front of the property is accessed through a mature and attractive front garden of lawn and gravel beds with mature hedging and cherry trees plus an outside tap. The garage is located to the left of the adjoining property and has personal access from the rear garden. The driveway in front of the garage offers parking for two vehicles with visitor parking bays nearby. A path leads through the front garden to the front door.

HALLWAY: Welcoming entrance hallway with Engineered Oak flooring which flows from the hallway into both reception rooms. Stairs to first floor, under-stairs storage space and door to:

CLOAKROOM: Window to front. Close coupled WC, vanity hand wash basin and radiator.

LIVING ROOM: Good-sized, dual aspect living room with windows to the front and French Doors to the rear. Multi-fuel stove set on raised clay tiled hearth with clay tiled fireback.

DINING ROOM: Windows to front. Radiator.

KITCHEN: Window and external door to the rear. Tiled flooring. Range of eye and base level cupboards and drawers with work-surfaces over. Inset stainless steel sink and drainer, inset gas hob with extractor over and oven/grill below. Space and plumbing for dishwasher and washing machine, space for fridge freezer. Door to under-stairs storage cupboard and space for dining.

LANDING: Window to rear.

MASTER BEDROOM SUITE: Windows to front, radiator and space for freestanding wardrobe storage. Door to:

ENSUITE SHOWER ROOM:
Shower cubicle, concealed cistern WC, vanity hand wash basin with vanity storage below. Heated towel rail.

BEDROOM TWO: Good-sized double bedroom with window to front. Double doors to built-in airing cupboard housing Ideal Logic Heat 24 gas boiler and unvented hot water cylinder. Radiator. Loft access. Door to:

ENSUITE SHOWER ROOM: Window to front. Shower cubicle, concealed cistern WC, pedestal hand wash basin and radiator.

BEDROOM THREE: Window to rear. Door to built-in storage cupboard. Radiator. Currently, used as an office.

FAMILY BATHROOM: Window to rear. Tiled flooring. P shaped panelled bath with shower over. Concealed cistern WC with vanity storage alongside. Vanity hand wash basin and further additional vanity storage. Radiator.

REAR GARDEN: Attractive, low maintenance, mature rear garden space with a south facing aspect. Patio area adjacent to the rear of the property. Retaining walls with raised herbaceous and mature shrub borders. External power socket and outside tap. A path leads from the rear of the garden and provides access to the rear of the garage via a personal door. The garage itself has power and light plus parking to the front of the garage for two vehicles.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

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.

