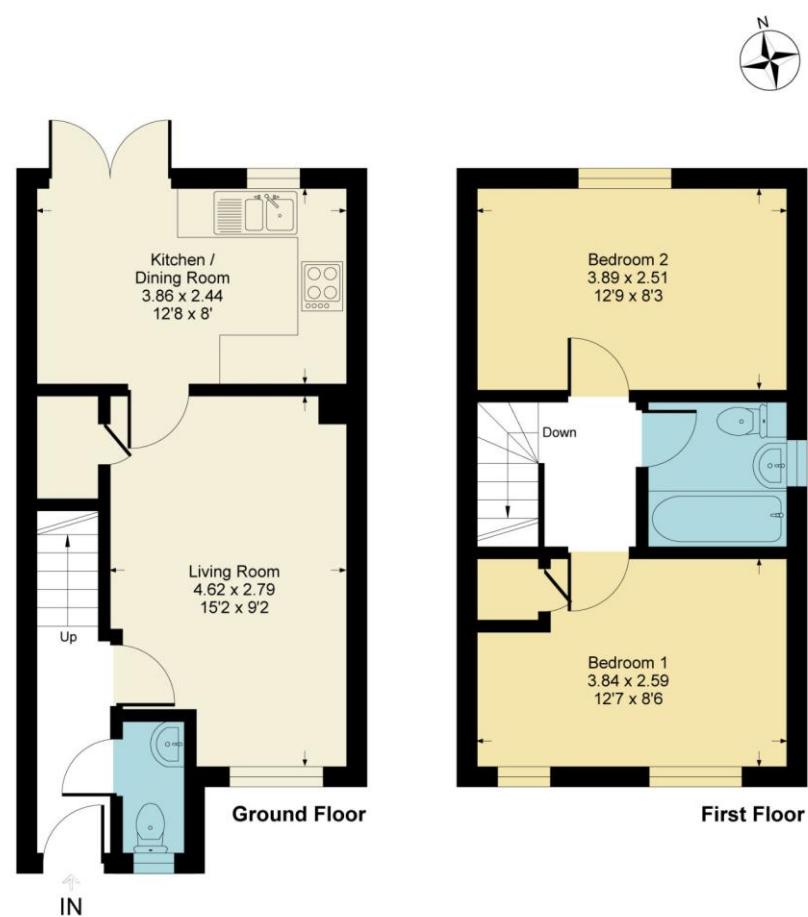
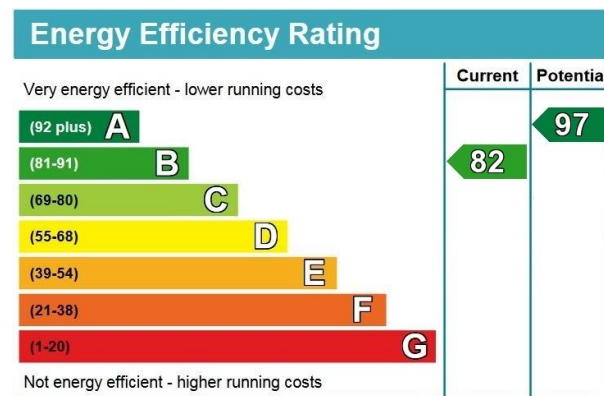


Halter Way, SP11
Approximate Gross Internal Area = 57.6 sq m / 621 sq ft



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.



Halter Way, Andover

Guide Price £285,000 Freehold

- Hallway
- Living Room
- 2 Double Bedrooms
- Driveway Parking
- Cloakroom
- Kitchen/Dining Room
- Bathroom
- Enclosed Garden

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DESCRIPTION:

Potentially the perfect first home this two-bedroomed, semi-detached house was constructed in 2018 and is offered for sale with the remainder of its 10-year Premier New Homes Warranty. Located on a peaceful edge of the Picket Twenty development, the property is close to open fields with Harewood Forest beyond. The accommodation comprises hallway, cloakroom, living room, kitchen/dining room, two double bedrooms and a bathroom. To the front of the property there is driveway parking for two vehicles with gated access to the rear where there is an enclosed garden with two seating areas and a shed.

LOCATION:

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. Halter Way runs through the eastern phase of the Picket Twenty development bordering 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, Busy Bees day nursery, a community hall, a Co-Op store and an Urban park.

ACCOMMODATION:

Front door into:

HALLWAY:

Stairs to first floor and doors to:

CLOAKROOM:

Window to front. WC and wash hand basin.

LIVING ROOM:

Window to front and understairs cupboard. Door to:

KITCHEN/DINING ROOM:

Window to rear. 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. 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. 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.

BATHROOM:

Window to side. Panelled bath with shower over, wash hand basin and WC.

OUTSIDE:

To the front there is an area of lawn with a path to the front door. A driveway to the side offers parking for two cars and gated access to:

REAR GARDEN:

Fully enclosed garden with a patio area adjacent to the house. The remainder is laid to lawn with a decked seating area to the rear and a garden shed.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there is an estate charge (currently £358.13 PA).

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.

