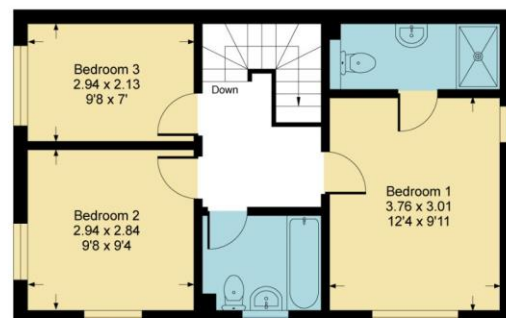


**Calico Street, SP11**  
 Approximate Gross Internal Area = 89.5 sq m / 963 sq ft  
 Approximate Garage / Office Internal Area = 10.3 sq m / 111 sq ft  
 Approximate Total Internal Area = 99.8 sq m / 1074 sq ft

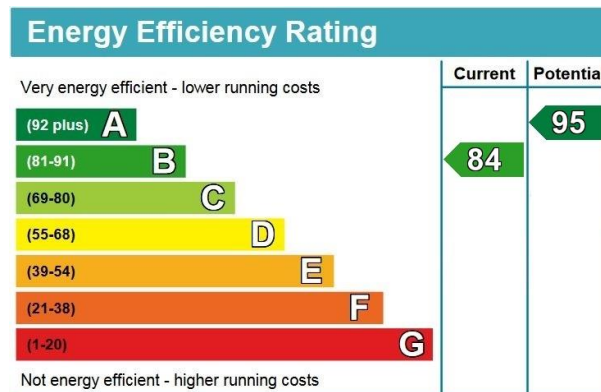


First Floor



Ground Floor

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.



**Calico Street, Andover**

**Guide Price £365,000 Freehold**

- Entrance Hall
- Sitting Room
- Master Bedroom Suite
- Bathroom
- Garage
- Cloakroom
- Kitchen/Dining Room
- 2 Further Double Bedrooms
- Driveway Parking
- Walled Garden

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**DESCRIPTION:**  
Constructed in 2020 and offered for sale with the remainder of a 10 year NHBC, this detached house occupies a corner plot on The Atrium at Augusta Park close to local shops, schools and parks. The accommodation comprises spacious entrance hall, cloakroom, sitting room with French doors to the garden, a contemporary kitchen/dining room with integral appliances, a master bedroom with ensuite shower room, two further double bedrooms and a modern bathroom. Outside there is a driveway to the rear of the property leading to a garage and a partly walled garden with a summerhouse.

**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:

**ENTRANCE HALL:**  
Stairs to first floor, fitted cupboard and doors to:

**CLOAKROOM:**  
WC and wash hand basin.

**SITTING ROOM:**  
Window to front and French doors to the garden.

**KITCHEN/DINING ROOM:**  
Window to side with plantation blinds. Contemporary 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 extrator over and eye level double oven. Integral washing machine, dishwasher and fridge/freezer. Cupboard with wall mounted boiler and open access to double aspect **DINING AREA** with plantation blinds and feature panelled wall.

**FIRST FLOOR LANDING:**  
Loft access and doors to:

**MASTER BEDROOM:**  
Double aspect with door to:

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

**BEDROOM 2:**  
Double aspect.

**BEDROOM 3:**  
Window to side.

**BATHROOM:**  
Window to front. Panelled bath, wash hand basin and WC.

**OUTSIDE:**  
There is a driveway to the rear offering parking and access to a **GARAGE** with up and over door, power and a door to the garden.

**GARDEN:**  
The garden is walled on two sides with a patio area adjacent to the house with a summerhouse. The remainder is laid to lawn with an additional seating area to the rear.

**TENURE & SERVICES:**  
Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be an estate charge.

