

Walnut Tree Ground, SP11
Approximate Gross Internal Area = 83.9 sq m / 904 sq ft
Approximate Outbuilding Internal Area = 6.6 sq m / 72 sq ft
Approximate Total Internal Area = 90.5 sq m / 976 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

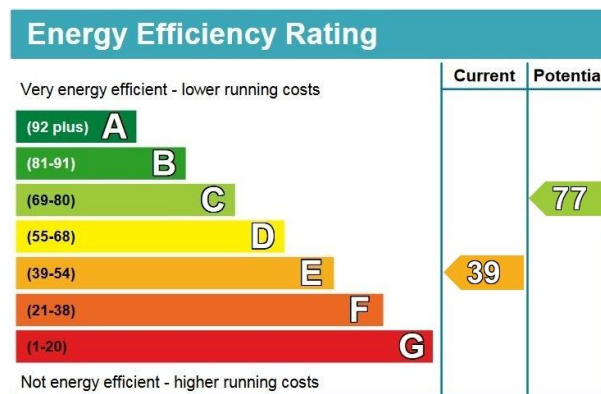


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ESTATE AGENTS



Walnut Tree Ground, Fyfield

Guide Price £270,000 Freehold



- No Onward Chain
- Hallway
- Kitchen
- Two Double Bedrooms
- Low-Maintenance Gardens
- Entrance Porch
- Living Room
- Conservatory
- Bathroom
- Communal 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: Offered to the property market with No Onward Chain, this semi-detached, two-double bedroomed bungalow benefits from views to the rear over open countryside, thanks to its edge of village location. The accommodation offers scope for updating and comprises an entrance porch, a hallway, a good-sized living room, a kitchen with access to a rear aspect conservatory, two double bedrooms and a bathroom. Outside, the property has a low-maintenance front garden with gated side access into a rear garden with a brick shed with power and lighting.

LOCATION: Walnut Tree Ground is a small, established residential development on the northern edge of the village of Fyfield. Fyfield is in a conservation area and is approximately four miles west of the market town of Andover, which offers a variety of shops, educational and recreational facilities as well as proximity to mainline railway station options in both Grateley and Andover, with a direct route to London's Waterloo in just over an hour. The A303 and A34 are close by, providing good road access to London, the West Country and routes both north and south. The nearby village of Weyhill, famous for the site of the ancient Weyhill Fair, with local amenities including a church, a petrol station with a shop, a separate farm shop, garden centre with food hall and restaurant and a renowned Indian restaurant. The Weyhill Fairground Site is now home to a Craft Centre with a number of bespoke and artisan retailers, plus a café and a village hall.

OUTSIDE: A path leads from the main communal parking area to the front garden of the property, which is accessed via a gate through mature hedging with closeboard fencing to both sides. There is gated access to one side of the property with a paved path leading to the rear garden. The front door of the property leads into a glazed entrance porch with an external door into:

ENTRANCE HALLWAY: Double doors to a built-in cloaks and meter cupboard housing the electric meter and consumer unit. Double doors to a built-in storage cupboard. Wall-mounted electric heater. Loft access.

LIVING ROOM: Good-sized, front-aspect living room. Wall-mounted electric radiator.

KITCHEN: Window to the rear facing into the conservatory and an external door providing access into the conservatory. A range of eye and base level cupboards and drawers with worksurfaces over. Inset one and a half bowl, stainless-steel sink and drainer, inset electric hob with an extractor over. Built-in, eye-level double oven/grill. Space and plumbing for a dishwasher and a washing machine, space for an undercounter fridge and freezer.

CONSERVATORY: Glazed to the rear with French doors opening into the rear garden and glazed to both sides with an additional external door to one side. Power, lighting and a wall-mounted electric radiator.

BEDROOM ONE: Double bedroom with a window to the rear. Double doors to a built-in wardrobe cupboard and a door to a built-in airing cupboard housing the hot water cylinder. Wall-mounted electric radiator.

BEDROOM TWO: Double bedroom with a window to the front. Double doorway to a built-in wardrobe cupboard. Wall-mounted electric radiator.

BATHROOM: Window to the rear. Fully tiled walls. Panelled bath, tiled shower recess with plumbing and waste, close-coupled WC and a pedestal hand wash basin.

REAR GARDEN: Low-maintenance rear garden bordered by closeboard fencing to both sides and mature box hedging to the rear with views over open countryside. Patio area adjacent to the rear of the property and access to a brick shed with power and lighting. Paved side access via a gate to the front of the property.

TENURE & SERVICES: Freehold. Mains drainage, water and electricity are connected. Central heating via wall-mounted electric 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.

