



DESCRIPTION: Located within the popular and established Saxon Fields development on the northern edge of Andover, this two-double-bedroomed, terraced house benefits from driveway parking both in front of the property and alongside a nearby garage. Available to the property market with No Onward Chain, the accommodation comprises an entrance porch, a hallway, a kitchen, a cloakroom, a good-sized living/dining room, two double bedrooms and a family bathroom. Outside to the rear is a low-maintenance garden.

LOCATION: The location has much to offer; Holland Drive can be found within the Saxon Fields development on the northern side of Andover off Saxon Way via Keil Drive and Cuxhaven Way. The property is located in the heart of the development with the nearest convenience store nearby, along with a children's playground, sports pitches and protected open green space. Saxon Fields is on a bus route providing easy access both to and from the town centre. Charlton village, with a host of its own local amenities including convenience stores, a public house, church, veterinary practice, plus Charlton Lakeside Leisure Park is a short distance away. Andover's mainline railway station is just beyond Charlton village whilst Anton Lakes Nature Reserve is also on the doorstep, bordering Saxon Fields. 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 the allocated parking options with one parking space directly in front of the property and a path leading to the front door alongside gravel beds. The garage and additional allocated parking space are located a few metres to one side of the property, on the left of the block.

ENTRANCE PORCH: Glazed sliding door into an entrance porch and an external door into:

HALLWAY: Stairs to the first floor. Radiator. Door to:

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

KITCHEN: Front aspect kitchen accessed via a doorway from the hallway. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset composite sink and drainer, inset gas hob with an extractor over and an oven/grill below. Freestanding washing machine and fridge/freezer. Wall-mounted gas boiler.

LIVING/DINING ROOM: Sliding patio doors provide access to the rear garden. Door to a built-in, understairs storage cupboard. A wall-mounted gas fire set on a marble hearth. Radiator.

FIRST FLOOR LANDING: Loft access. Doors to:

BEDROOM ONE: Double bedroom with a window to the rear. Radiator.

BEDROOM TWO: Front aspect double bedroom. Doors to a built-in wardrobe cupboard. Door to a built-in, overstairs airing cupboard with shelving, housing a hot water cylinder. Radiator.

BATHROOM: Double shower enclosure, close-coupled WC, pedestal hand wash basin and a radiator.

REAR GARDEN: Practical, low-maintenance rear garden with a patio area adjacent to the rear of the property. Garden shed. Low-level retaining walls form raised planters with then a central path leading to gated rear access. Either side of the path are gravel beds with retaining sleepers.

TENURE & SERVICES: Freehold. Mains drainage, water, 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.

