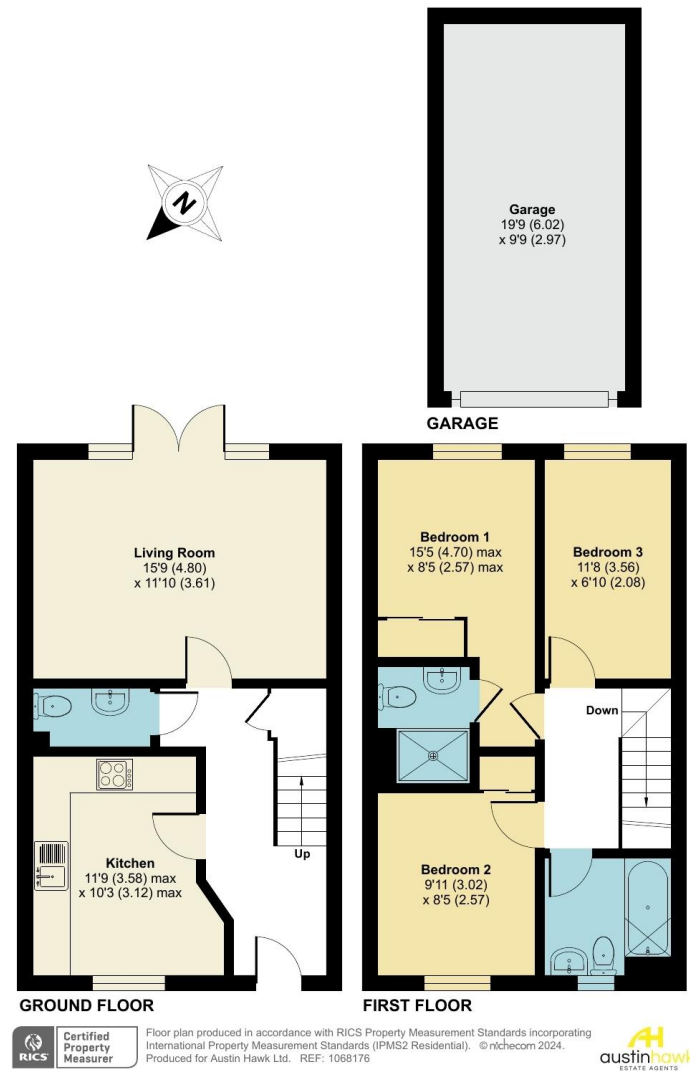


Yarn Walk, Roving Close, Andover, SP11

Approximate Area = 882 sq ft / 81.9 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 1077 sq ft / 100 sq m
For identification only - Not to scale



AH
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ESTATE AGENTS



Yarn Walk, Andover

Guide Price £331,000 Freehold



- Hallway
- Cloakroom
- Master Bedroom Suite
- Bathroom
- Garage

- Kitchen/Breakfast Room
- Living Room
- 2 Further Bedrooms
- Good Sized Garden
- Off Road 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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION:

This terraced house is located on the edge of the popular Saxon Heights development and benefits from views to the front over a green area. The accommodation comprises hallway, kitchen/breakfast room, cloakroom, living room, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is an enclosed garden, a garage and parking.

LOCATION:

The property is located on the popular Saxon Heights 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:

HALLWAY:

Stairs to first floor with understairs cupboard and doors to:

KITCHEN/BREAKFAST ROOM:

Window to front. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Integral washing machine, dishwasher and fridge/freezer. Cupboard with wall mounted boiler and space for small table and chairs.

CLOAKROOM:

WC and wash hand basin.

LIVING ROOM:

French doors to rear garden.

FIRST FLOOR LANDING:

Loft access and doors to:

MASTER BEDROOM:

Window to rear. Fitted wardrobe cupboard and door to:

ENSUITE SHOWER ROOM:

Shower cubicle, wash hand basin and WC.

BEDROOM 2:

Window to front and fitted wardrobe cupboard.

BEDROOM 3:

Window to rear.

BATHROOM:

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

OUTSIDE:

To the front there is an area of lawn with a path to the front door.

REAR GARDEN:

Patio area adjacent to the house with the remainder laid to lawn. A path leads to the rear where there is gated access to the GARAGE and 2 PARKING SPACES.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be an additional estate charge as with most modern developments.

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.

