



Abbotts Walk Old Salisbury Road, Abbotts Ann, Andover,
SP11 7NS
Asking Price £510,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

As a new owner and resident of Abbots Walk, you can expect the usual high standards from Imperial Homes. From your homes attractive exterior, you will find yourself in a well proportioned space, with a thoughtful design and layout to your living and kitchen areas.

Set over a single floor, each property offers a well equipped kitchen and separate living area both with patio doors leading to the rear garden. Each property boasts a good sized family bathroom.

All bedrooms are situated at the front of your new home with both the two bedroom and three bedroom homes offering a proportionate en-suite from the main bedroom.

Each new home has been carefully designed to a modern living specification with Kardean flooring, soft close kitchen units and fully integrated white goods. The outside has a paved patio area and either allocated parking or a driveway suitable for two cars.





Abbots Ann is a picturesque village offering primary school, two public houses, church and a thriving village hall community and has many country walks nearby. Andover itself offers an ever improving range of shopping and leisure facilities. Many of the outlying areas and villages are classed as areas of outstanding natural beauty. There are also excellent road and rail links to London and the west country.





Plot 2

Gross Internal: 1119sqft (104sqm)

All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A			
(81-91) B		82	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: New Build



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.