

Barlows Lane, SP10
Approximate Gross Internal Area = 92 sq m / 991 sq ft

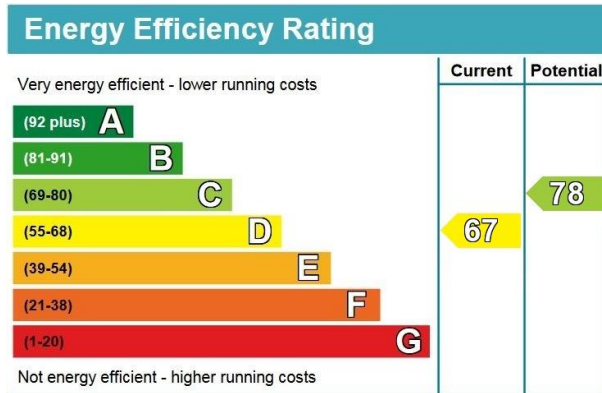


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Barlows Lane, Andover

Guide Price £399,950 Freehold



- Entrance Porch
- Kitchen
- 3 Double Bedrooms
- Driveway Parking
- Enclosed Garden

- Hallway
- Living Room
- Wet Room
- Car Port
- No Onward Chain

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 for sale with no onward chain, this detached bungalow is located in a sought after area on the south side of the town close to local amenities and within walking distance of the town centre, Watermills Park and Rooksbury Mill Nature Reserve. The accommodation comprises entrance porch into a hallway, living room, kitchen, three double bedrooms and a wet room. To the front there is driveway parking for three cars with a car port and gated access to a low maintenance rear garden which is arranged on two levels.

LOCATION:

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. The property is located close to Anton School and within walking distance of the town, a supermarket, Watermills Park and the popular Rooksbury Mill Nature Reserve.

ACCOMMODATION:

Side door into **ENTRANCE PORCH** with window to front, storage cupboard and door into:

HALLWAY:

Loft access and doors to:

LIVING ROOM:

Light and spacious room with French doors into the garden. Fireplace with marble hearth and electric fire. Space for table and chairs and door to:

BEDROOM 3/DINING ROOM:

Window to rear and hatch to kitchen.

KITCHEN:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset gas hob with extractor over and double oven below. Space and plumbing for washing machine and slimline dishwasher. Walk-in larder cupboard with window to side, space for table and chairs and wall mounted gas boiler.

BEDROOM 1:

Window to front. Fitted wardrobe cupboard and access to:

ENSUITE CLOAKROOM:

WC and vanity cupboard with wash hand basin.

BEDROOM 2:

Window to front.

WET ROOM:

Window to side. Fully tiled walls and floor, double walk-in shower, tiled vanity unit with wash hand basin, WC with concealed cistern, heated towel rail and linen cupboard.

OUTSIDE:

To the front there is a paved area with shrub beds, a driveway offering parking for three cars, a car port and an outside tap. A gate leads to:

REAR GARDEN:

The fully enclosed garden is paved on two levels with flower and shrub borders.

TENURE & SERVICES:

Freehold. Mains water, drainage, 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.

