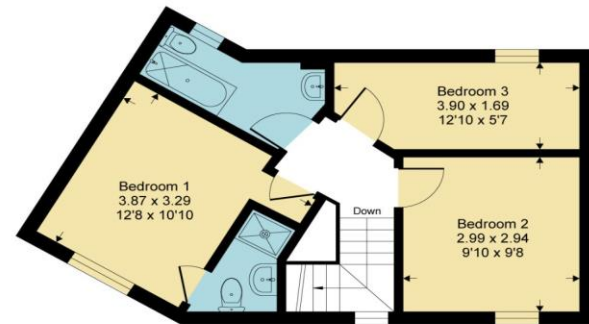
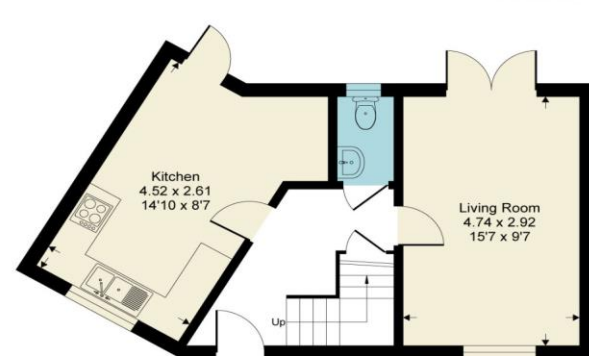


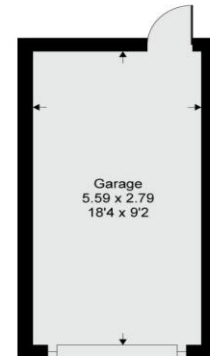
**Fleece Close, SP11**  
 Approximate Gross Internal Area = 76.7 sq m / 826 sq ft  
 Approximate Garage Internal Area = 15.6 sq m / 168 sq ft  
 Approximate Total Internal Area = 92.3 sq m / 994 sq ft



First Floor



Ground Floor

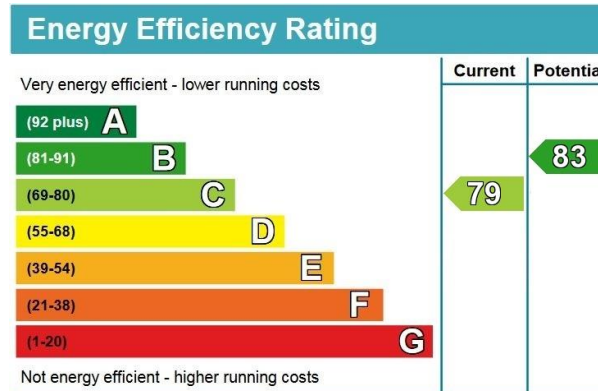


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Fleece Close, Andover

Guide Price £350,000 Freehold



- Hallway
- Kitchen/Dining Area
- Master Bedroom Suite
- Bathroom
- Garage
- Cloakroom
- Living Room
- Two Further Bedrooms
- Enclosed Garden
- Driveway

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 semi-detached house is located on the edge of the popular Saxon Heights development. The well presented accommodation comprises hallway, cloakroom, kitchen/dining room, living room, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is an enclosed, low maintenance garden with gated access and a garage with a parking space to the front.

**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. Understairs storage cupboard, downlights and doors to:

**CLOAKROOM:**

Window to rear. Partly tiled. WC and pedestal wash hand basin, downlights. Heated towel rail.

**KITCHEN/DINING AREA:**

Dual aspect with window to front and door to the rear. Range of eye and base level cupboards and drawers with work surfaces over and stainless steel sink with drainer. Inset induction hob with stainless steel splashback and extractor over and double oven below. Integral washer/dryer, dishwasher and fridge/freezer. Downlights and cupboard with wall mounted combi boiler.

**LIVING ROOM:**

Triple aspect with french doors to the rear garden. Downlights and ceiling fan lights.

**FIRST FLOOR LANDING:**

Window to the front. Downlights. Loft access and doors to:

**MASTER BEDROOM:**

Window to front. Downlights and ceiling fan light. Air conditioning unit. Door to:

**ENSUITE SHOWER ROOM:**

Enclosed shower cubicle, wash hand basin and WC. Partly tiled. Downlights and heated towel rail.

**BEDROOM TWO:**

Dual aspect with window to front and side. Downlights and ceiling fan light.

**BEDROOM THREE:**

Window to rear. Downlights and ceiling fan light.

**BATHROOM:**

Window to rear. Panelled bath with mixer tap with shower attachment, wash hand basin and WC. Fully tiled. Downlights and heated towel rail.

**OUTSIDE:**

To the front there is a path to the front and access to the side of the property to the GARAGE with driveway parking in front.

**REAR GARDEN:**

Low maintenance garden, laid to gravelled pathways and shrub borders with established plants and pots. Open storage to the rear of the garage with power. Wooden greenhouse. Pergola with seating area adjacent to the living room and seating to the rear.

**TENURE & SERVICES:**

Freehold. Main water, drainage, gas and electricity are connected/ gas central heating to radiators. No estate charges apply.

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.

