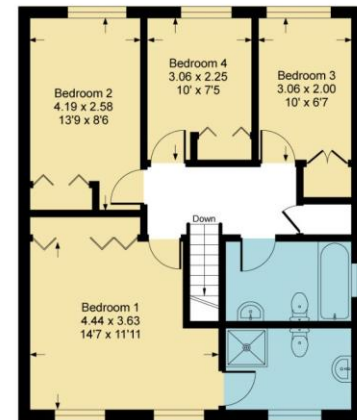
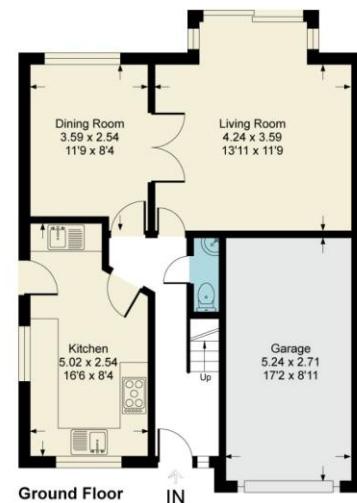


Georgia Close, SP10
 Approximate Gross Internal Area = 105.3 sq m / 1134 sq ft
 Approximate Garage Internal Area = 14.2 sq m / 153 sq ft
 Approximate Total Internal Area = 119.5 sq m / 1287 sq ft



First Floor



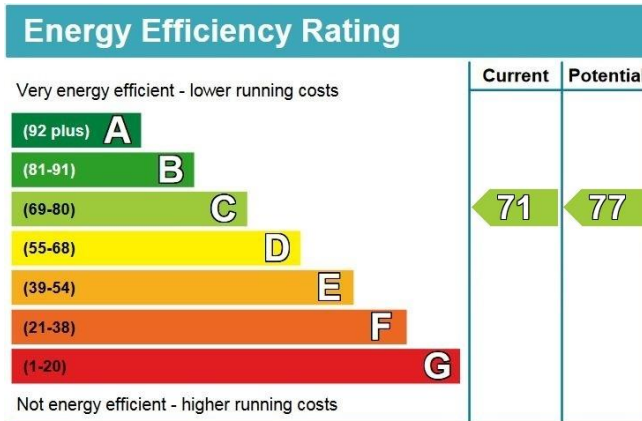
Ground Floor

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



Georgia Close, Andover

Guide Price £505,000 Freehold



- Entrance Hall
- Kitchen
- Living Room
- 3 Further Bedrooms
- Garage & Driveway

- Cloakroom
- Dining Rooms
- Master Bedroom Suite
- Bathroom
- South Facing Garden

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
 Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION: This detached house is tucked away at the end of a cul-de-sac on the popular Anna Fields close to local amenities and well regarded schools. The accommodation comprises entrance hall with stairs to the first floor, a cloakroom, kitchen, dining room with double doors opening into a living room with patio doors to the garden, a master bedroom with fitted wardrobe cupboards and an ensuite shower room, three further bedrooms - all with fitted wardrobe cupboards - and a bathroom. To the front there is driveway parking leading to an integral garage and a south facing garden to the rear with an outlook over trees.

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.

ACCOMMODATION:

Open porch with front door into:

ENTRANCE HALL:

Stairs to first floor and doors to:

KITCHEN:

Double aspect with a side door to the garden. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer with an additional hand sink to the rear. Inset gas hob with extractor over and eye level oven. Space and plumbing for washing machine, dishwasher and American style fridge/freezer.

CLOAKROOM:

WC, wash hand basin and heated towel rail.

DINING ROOM:

Window to rear and glazed double doors to:

LIVING ROOM:

Box bay to the rear with patio doors to the garden. Feature fireplace with electric fire.

FIRST FLOOR LANDING:

Loft access, airing cupboard with hot water tank and doors to:

MASTER BEDROOM:

Windows to front. Fitted wardrobe cupboards with mirror doors and door to:

ENSUITE SHOWER ROOM:

Window to front. Shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

BEDROOM 2:

Window to rear and fitted wardrobe cupboards with mirror doors.

BEDROOM 3:

Window to rear and fitted wardrobe cupboard with mirror doors.

BEDROOM 4:

Window to rear and fitted wardrobe cupboard with mirror doors.

BATHROOM:

Window to side. Panelled bath with shower attachment, wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is a driveway offering parking for three cars, gated access to the rear garden and access to:

GARAGE:

Integral garage with electric roller door, power, light and wall mounted boiler.

REAR GARDEN:

Fully enclosed and south facing garden with an outlook to the rear over trees. Patio area adjacent to the house leading to an area of lawn bordered by mature shrubs and shingle.

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.

