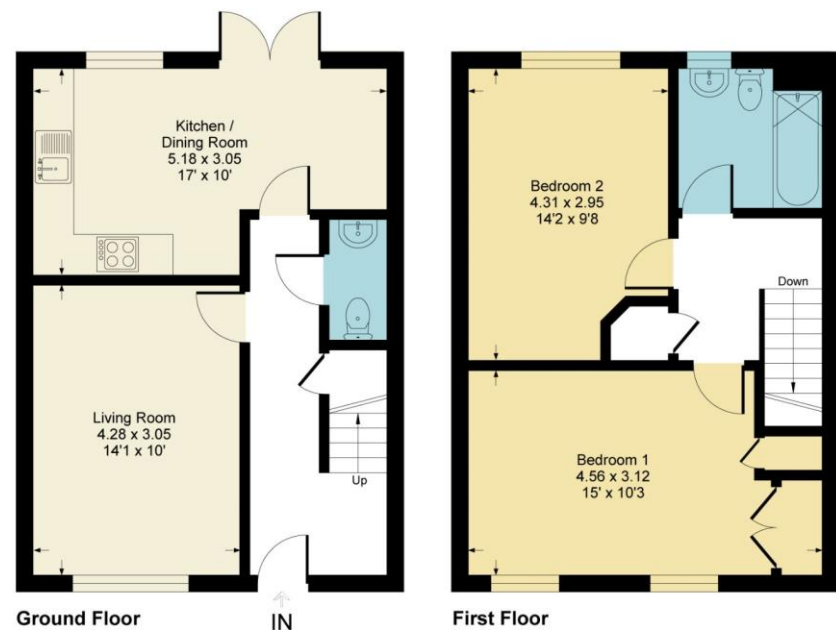
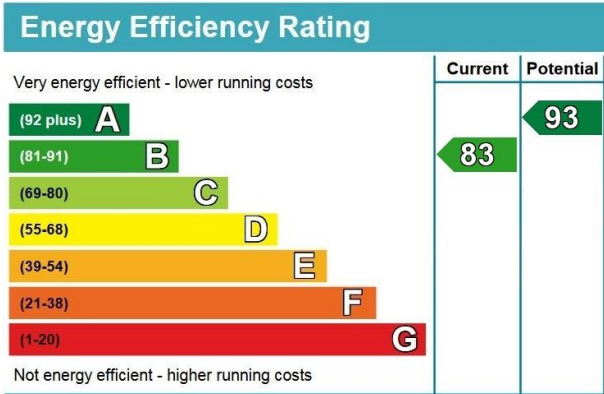


Halter Way, SP11
Approximate Gross Internal Area = 78 sq m / 840 sq ft



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



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.



Halter Way, Andover **Guide Price £272,500 Freehold**

- Entrance Hall
- Cloakroom
- 2 Double Bedrooms
- 2 Parking Spaces
- Living Room
- Kitchen/Dining Room
- Bathroom
- Low Maintenance Garden



DESCRIPTION:
Constructed in 2018 and located on the edge of the Picket Twenty development, this semi-detached house is offered for sale with the remainder of a 10 year NHBC. The accommodation comprises entrance hall with stairs to the first floor, a living room, kitchen/dining room with French doors to the garden, a cloakroom, two double bedrooms and a bathroom. Outside there is a low maintenance garden with gated access to two allocated parking spaces.

LOCATION:
The Picket Twenty development borders Harewood Forest with access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Egg Day Nursery, a community hall, a Co-Op store and the Urban Park and sports pitches. Andover itself 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:

ENTRANCE HALL:
Stairs to first floor with understairs cupboard and doors to:

LIVING ROOM:
Window to front.

CLOAKROOM:
WC and wash hand basin.

KITCHEN/DINING ROOM:
Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine and dishwasher, space for fridge/freezer and cupboard with wall mounted combi boiler. Open access to **DINING AREA** with French doors to the garden.

FIRST FLOOR LANDING:
Loft access, storage cupboard and doors to:

BEDROOM 1:
Windows to front. Fitted wardrobe cupboard and further over stairs cupboard.

BEDROOM 2:
Window to rear.

BATHROOM:
Window to rear. Panelled bath with shower over, wash hand basin, WC and heated towel rail.

OUTSIDE:
The front is bordered by wrought iron fencing with shrubs and a path to the front door.

REAR GARDEN:
Patio area adjacent to the property with an outside tap and external power socket. There is an area of artificial lawn and a path with a shingle border leading to a garden shed and gated access to the parking spaces.

TENURE & SERVICES:
Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. There is a monthly estate charge of £33.45.

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.

