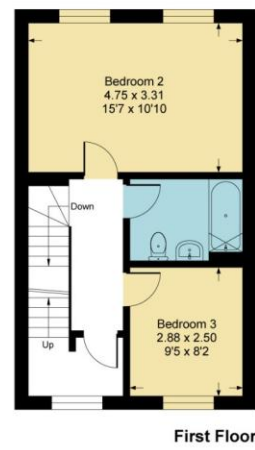
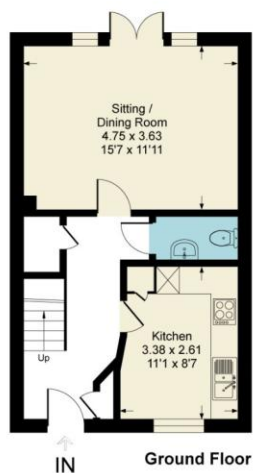
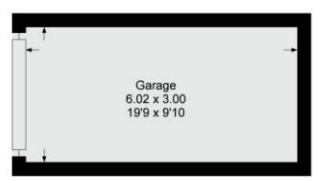


 = Reduced headroom

Tweed Road, SP11
 Approximate Gross Internal Area = 101.3 sq m / 1091 sq ft
 Approximate Garage Internal Area = 18 sq m / 194 sq ft
 Approximate Total Internal Area = 119.3 sq m / 1285 sq ft
 (excludes restricted head height)

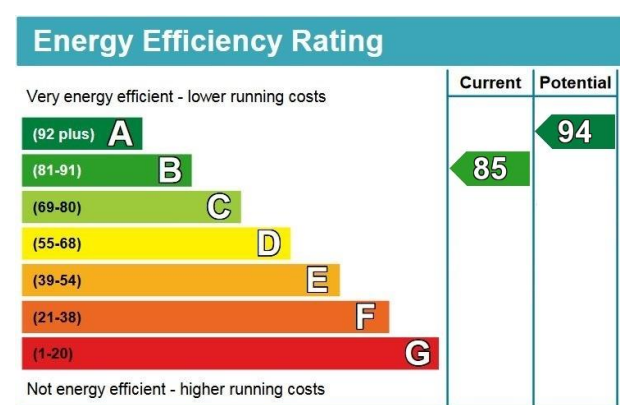


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Tweed Road, Andover

Guide Price £375,000



- Entrance Hallway
- Cloakroom
- Master Bedroom
- Two Further Bedrooms
- Garden
- Kitchen/Breakfast Room
- Living Room
- Ensuite
- Bathroom
- Garage

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.



ACCOMMODATION:

Constructed in 2020 and still benefitting from the remainder of the 10-year NHBC warranty, this well-presented semi-detached town house is situated on the sought-after Saxon Heights development, conveniently close to local amenities including Finkley Down Farm. The spacious accommodation arranged on three floors features a welcoming hallway, a contemporary kitchen/breakfast room, a cloakroom, and a contemporary living/dining room with French doors opening onto a beautifully maintained, fully enclosed rear garden—an oasis perfect for relaxation or entertaining. On the first floor there are two bedrooms and a family bathroom. On the second floor there is a stylish master bedroom with built in wardrobe and an ensuite shower room. The property also benefits from a garage, electric vehicle charging point and two parking spaces at the front, making it an ideal home for modern family living.

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.

ENTRANCE HALLWAY:

Stairs to first floor, cupboard housing electric consumer unit, under stairs recess and storage cupboard. Doors to:

KITCHEN/BREAKFAST ROOM:

Front aspect. Modern eye and base level cupboards and drawers with worktop over. One and a half stainless steel sink and drainer. Inset gas hob, extractor, glass splash back. Integrated eye level double oven, fridge freezer, dishwasher and washer dryer. Cupboard housing wall mounted ideal logic combi boiler.

LIVING ROOM:

French door to the rear leading to the garden.

FIRST FLOOR LANDING:

Stairs to second floor and doors to:

BEDROOM TWO:

Rear aspect windows.

BEDROOM THREE:

Front aspect.

FAMILY BATHROOM:

Panelled bath, WC, Wash Hand Basin and partially tiled walls.

SECOND FLOOR LANDING:

Door to:

MASTER SUITE:

Dorma window to the front and velux to the rear. Loft access and fitted built in wardrobe.

ENSUITE:

Rear Velux. Shower cubical, WC, wash hand basin and partly tiled walls.

OUTSIDE:

Path leading to front door with a canopy porch. Mature plants either side. To the side of the property garage with power and up an over door, driveway also benefits from an EV charging point.

REAR GARDEN:

Beautiful, well maintained fully enclosed. Patio adjacent to the property, the remainder laid to lawn and bordered by mature plants and trees. Outside lighting and power point with side access gate to driveway and garage.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. There is an estate charge of £210 PA.

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.

