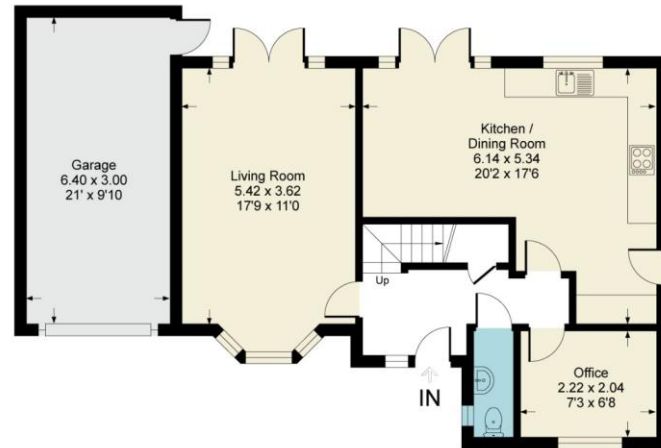


Shears Road, SP11

Approximate Gross Internal Area = 126.3 sq m / 1360 sq ft
 Approximate Garage Internal Area = 19.2 sq m / 207 sq ft
 Approximate Total Internal Area = 145.5 sq m / 1567 sq ft



First Floor



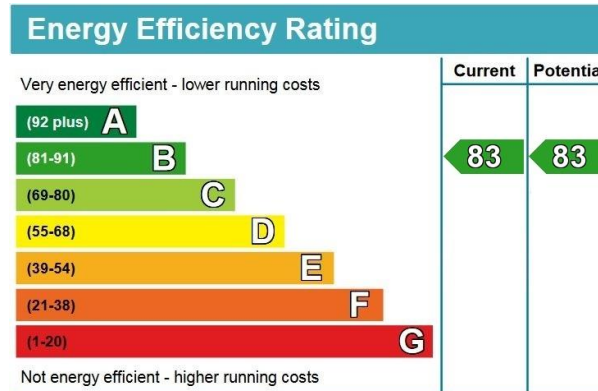
Ground Floor

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



Shears Road, Andover

Guide Price £450,000 Freehold



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

- Cloakroom
- Kitchen/Dining Room
- Master Bedroom Suite
- Bathroom
- Attractive 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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DESCRIPTION:

Offered for sale with no onward chain, this detached house is located on the popular Augusta Park close to local amenities and countryside walks. The accommodation comprises entrance hall with stairs to the first floor, a double aspect living room with French doors to the garden, good sized kitchen/dining room - also with French doors to the garden, an office and cloakroom. To the first floor there is a master bedroom with ensuite shower room, three further bedrooms and a bathroom. Outside there is driveway parking leading to a garage whilst the good sized rear garden is a particular feature of the property.

LOCATION:

The property is located on the popular Augusta Park 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:

Front door into:

ENTRANCE HALL:

Window to front. Stairs to first floor with understairs cupboard and doors to:

LIVING ROOM:

Bay window to front and French doors to the rear garden.

KITCHEN/DINING ROOM:

Window to rear and side door to the garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Integral dishwasher and fridge/freezer, space and plumbing for washing machine and cupboard with wall mounted gas boiler. Open access to **DINING AREA** with French doors to the garden.

OFFICE:

Window to front.

CLOAKROOM:

Window to side. WC and wash hand basin.

FIRST FLOOR LANDING:

Window to front. Loft access and airing cupboard with hot water tank. Doors to:

MASTER BEDROOM:

Windows to rear. Recess for wardrobe storage and door to:

ENSUITE SHOWER ROOM:

Window to rear. Double shower cubicle, wash hand basin and WC.

BEDROOM 2:

Window to rear.

BEDROOM 3:

Window to front.

BEDROOM 4:

Window to front.

BATHROOM:

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

OUTSIDE:

To the front there is an area of lawn enclosed by box hedging, a path to the front door and gated access to the rear garden. A driveway offers parking and access to:

GARAGE:

Single attached garage with up and over door, power, light and a rear door to the garden.

REAR GARDEN:

Good sized garden with a patio area adjacent to the property with an outside tap. The remainder is laid to lawn with mature shrubs and fruit trees. A path to the side gives access to two garden stores.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators and solar panels on the roof.

