

Blackthorn Road, SP11
Approximate Gross Internal Area = 109.8 sq m / 1182 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 party. Whilst every stamp has been made to 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.

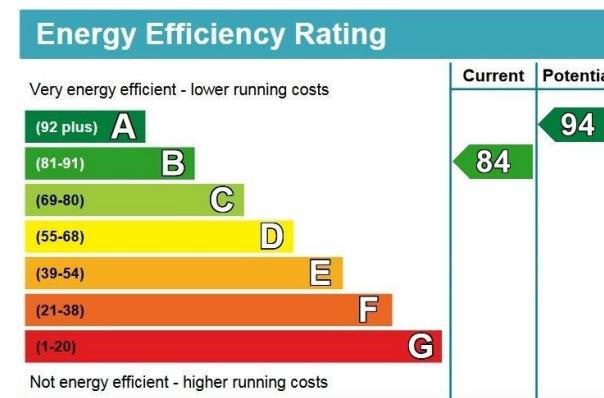
Produced for Austin Hawk Ltd

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ESTATE AGENTS



Blackthorn Road, Andover

Guide Price £360,000 Freehold



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.

- **Entrance Hall**
- **Kitchen**
- **Master Bedroom Suite**
- **Bathroom**
- **Garage & Parking Space**
- **Cloakroom**
- **Living Room**
- **2 Further Bedrooms**
- **Enclosed Garden**
- **No Onward Chain**

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DESCRIPTION:

Offered for sale with no onward chain, this three storey town house is located on the edge of the popular Augusta Park close to an open green area. The accommodation comprises entrance hall, a kitchen with fitted appliances, cloakroom, living room with French doors to the garden, two first floor bedrooms with a bathroom and a stunning second floor master bedroom with an ensuite shower room and fitted wardrobe cupboards. Outside there is an enclosed garden with a patio and lawn and a garage with a parking space to the rear.

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:

Canopy porch with front door into:

ENTRANCE HALL:

Stairs to first floor with understairs storage recess and cupboard. Doors to:

KITCHEN:

Window to front. 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. Inset gas hob with extractor over and eye level double oven. Integral washing machine, dishwasher and fridge/freezer.

CLOAKROOM:

WC and wash hand basin.

LIVING ROOM:

French doors to rear garden.

FIRST FLOOR LANDING:

Window to front. Stairs to second floor and doors to:

BEDROOM 2:

Window to rear and fitted wardrobe cupboard with sliding mirror doors.

BEDROOM 3:

Window to front.

BATHROOM:

Panelled bath with shower over, vanity cupboard with wash hand basin, WC and heated towel rail.

SECOND FLOOR MASTER BEDROOM:

Dormer window to front and Velux window to rear. Range of fitted wardrobe cupboards and door to:

ENSUITE SHOWER ROOM:

Velux window to rear. Double shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

REAR GARDEN:

Patio area adjacent to the house with gated access to the front. The remainder is laid to lawn and enclosed by fencing with a parking space and **GARAGE** to the rear.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there is an additional estate charge.

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.

