

Cowslip Way, SP11

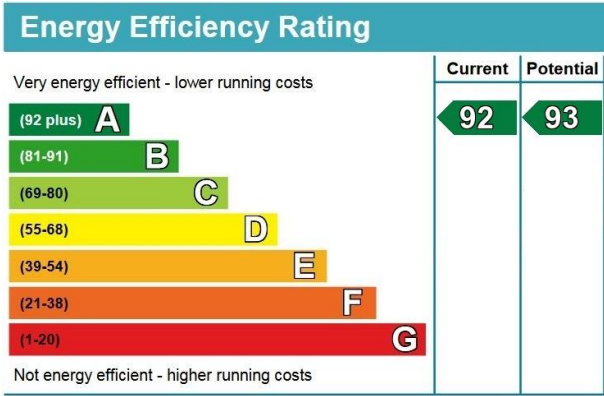
Approximate Gross Internal Area = 165 sq m / 1776 sq ft



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



Cowslip Way, Andover Guide Price £585,000 Freehold



- Hallway
 - Dining Room
 - Study
 - Master Bedroom Suite
 - Double Garage & Parking
- Kitchen/Breakfast Room
 - Living Room
 - Utility/Cloakroom
 - 3 Further Double Bedrooms
 - 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.



DESCRIPTION:
Benefiting from an open outlook to the front, this detached house is located on the edge of the popular Augusta Park. The spacious accommodation has been improved by the current owners including a new kitchen and air source heat pump. The ground floor comprises a welcoming hallway with stairs to the first floor, a contemporary kitchen/breakfast room (new in 2021) with integral appliances leading to a dining room with French doors to the garden. Double doors lead through to a light and airy living room, also with French doors to the garden. There is also a study and a useful utility/cloakroom with space and plumbing for a washing machine. Upstairs there is a master bedroom with an ensuite shower room, three further double bedrooms and a modern bathroom. To the front a driveway offers generous parking leading to a double garage whilst the garden benefits from a decked seating area leading to an area of lawn.

OUTSIDE:
To the front a driveway offers generous parking leading to a double garage with two up and over doors and a door to the rear garden. The garden benefits from a decked seating area adjacent to the house with a pergola and leading to an area of lawn.

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.

TENURE & SERVICES:
Freehold. Mains water, drainage, gas and electricity are available. Heating via an air source heat pump located in the garden. There are solar panels which generate an index linked, tax free, income of approximately £1000 p/a. Please note there may be 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.

