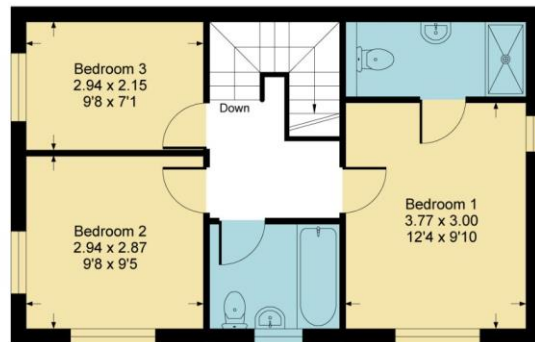


**Blackthorn Road, SP11**

Approximate Gross Internal Area = 85.9 sq m / 924 sq ft  
 Approximate Garage Internal Area = 12.7 sq m / 137 sq ft  
 Approximate Total Internal Area = 98.6 sq m / 1061 sq ft



First Floor



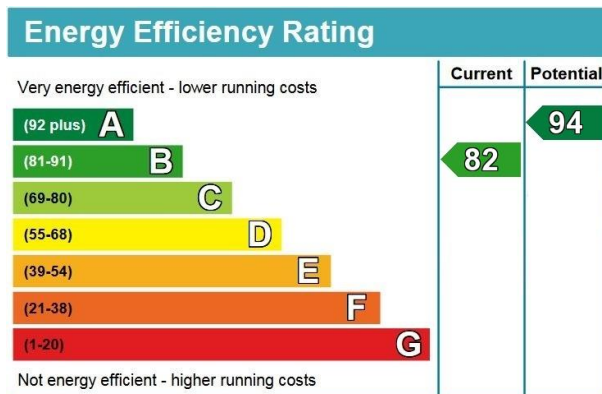
Ground Floor

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



**Blackthorn Road, Andover**

**Guide Price £375,000 Freehold**



- Entrance Hall
- Living Room
- Master Bedroom Suite
- Bathroom
- Garage

- Cloakroom
- Kitchen/Dining Room
- 2 Further Bedrooms
- Partly Walled garden
- Parking Space

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:**

This double fronted, link-detached, house is located on the popular Augusta Park close to a green area with easy access to shops and countryside walks. The accommodation comprises entrance hall with stairs to the first floor, a cloakroom, living room with French doors to the garden, a kitchen/dining room with integral appliances, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside the front is enclosed by hedging with a path to the front door and gated access to the partly walled garden whilst there is a garage located to the rear with a parking space to the front.

**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, storage cupboard and doors to:

**CLOAKROOM:**

WC and wash hand basin.

**LIVING ROOM:**

Window to front and French doors to the garden.

**KITCHEN/DINING ROOM:**

Windows to side. 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 dishwasher, washing machine and fridge/freezer. Cupboard with wall mounted gas boiler and space for table and chairs.

**FIRST FLOOR LANDING:**

Loft access and doors to:

**MASTER BEDROOM:**

Windows to front and side with door to:

**ENSUITE SHOWER ROOM:**

Shower cubicle, wash hand basin, WC and heated towel rail.

**BEDROOM 2:**

Windows to front and side.

**BEDROOM 3:**

Window to side.

**BATHROOM:**

Window to front. Panelled bath with shower attachment, wash hand basin, WC and heated towel rail.

**OUTSIDE:**

The front is enclosed by hedging with a path to the front door and gated access to the garden. To the rear there is a garage with an up and over door and a personal door to the garden.

**GARDEN:**

Enclosed by a brick wall and panel fencing. Patio area adjacent to the property with an outside tap leading to an area of lawn bordered by mature shrubs and flowers with fruit trees to the rear.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. The estate charge is £217.74 p/a.

