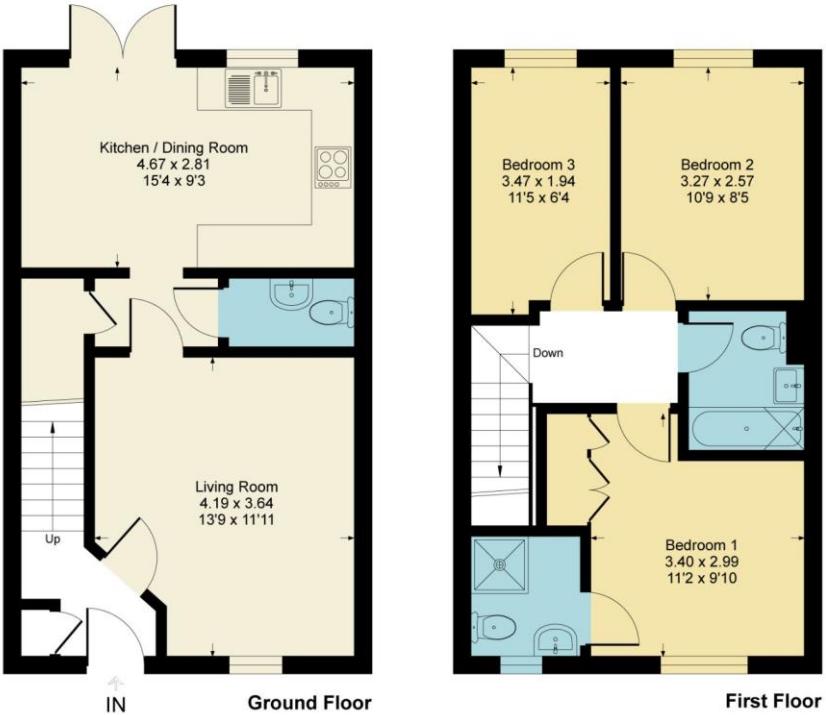


**Weave Crescent, SP11**  
Approximate Gross Internal Area = 77.1 sq m / 830 sq ft



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.

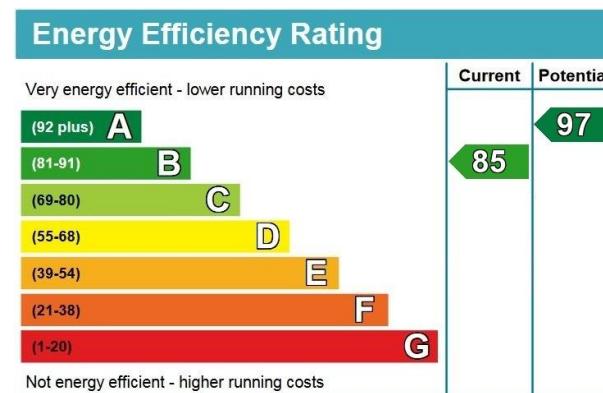


**austinhawk**  
ESTATE AGENTS



**Weave Crescent, Andover**

**Guide Price £310,000 Freehold**



- Hallway
- Cloakroom
- Master Bedroom
- 2 Further Bedrooms
- 2 Parking Spaces

- Living Room
- Kitchen/Diner
- Ensuite Shower Room
- Bathroom
- Enclosed 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:**

This modern three-bedroom terraced home, situated on the edge of the sought-after Saxon Heights development, offers stylish and convenient living. The property features a hallway, bright living room, a spacious kitchen/diner with fitted appliances, and a handy downstairs cloakroom. To the first floor, the master bedroom benefits from an ensuite shower room, providing added comfort, together with two further bedrooms and a bathroom. With two parking spaces at the front and an enclosed garden at the rear, this home is perfect for families or professionals seeking a contemporary lifestyle in a well-connected location.

**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.

**ACCOMMODATION:**

Canopy porch with front door into:

**HALLWAY:**

Stairs to first floor and fitted cupboard. Door to:

**LIVING ROOM:**

Window to front and door to:

**INNER HALLWAY:**

Understairs storage cupboard and door to:

**CLOAKROOM:**

WC and wash hand basin.

**KITCHEN/DINING ROOM:**

Window to rear. Contemporary 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, washer/drier and fridge/freezer. Wall mounted boiler and open aspect to DINING AREA with French doors to garden.

**FIRST FLOOR LANDING:**

Loft access and doors to:

**MASTER BEDROOM:**

Window to front. Fitted wardrobe cupboard and door to:

**ENSUITE SHOWER ROOM:**

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

**BEDROOM 2:**

Window to rear.

**BEDROOM 3:**

Window to rear.

**BATHROOM:**

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

**OUTSIDE:**

To the front there is an area of shrubs with a path to the front door and two parking spaces.

**REAR GARDEN:**

Patio area adjacent to the house leading to an area of lawn. A path leads to the rear where there is a shed with power and gated rear access.

**TENURE & SERVICES:**

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

