

**Angora Road, SP11**

Approximate Gross Internal Area = 78.2 sq m / 842 sq ft (excludes carport)

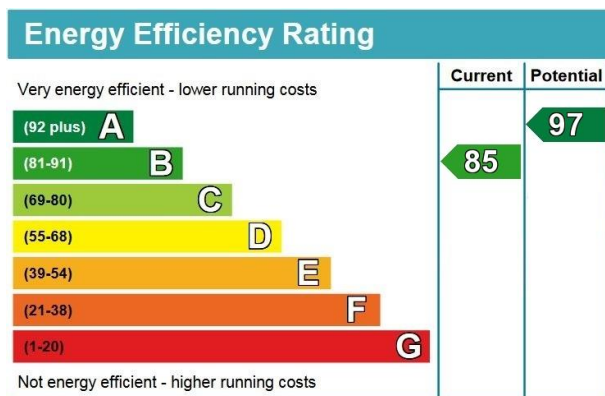


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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.



**Angora Road, Andover**

**Guide Price £315,000 Freehold**



- Hallway
- Cloakroom
- Master Bedroom Suite
- Bathroom
- Parking Space
- Living Room
- Kitchen/Dining Room
- 2 Further Bedrooms
- Carport
- 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.

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**DESCRIPTION:**

Constructed in 2021 and offered for sale with the remainder of a 10 year NHBC, this terraced house is located on the popular Saxon Heights overlooking a green area and close to local amenities, including Finkley Down farm. The well presented accommodation comprises hallway, living room, cloakroom, kitchen/dining room with French doors out to the garden, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is a partly walled rear garden with access to a car port and parking space.

**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:**

Front door into:

**HALLWAY:**

Window to side. Stairs to first floor, fitted cupboard and door to:

**LIVING ROOM:**

Window to front and door to:

**INNER HALLWAY:**

Walk-in understairs storage cupboard and door to:

**INNER LOBBY:**

Fitted cupboard, open access to kitchen 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 slimline dishwasher, washer/drier and fridge/freezer. Cupboard with wall mounted boiler and open access to DINING AREA with French doors to garden.

**FIRST FLOOR LANDING:**

Loft access and doors to:

**MASTER BEDROOM:**

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

**REAR GARDEN:**

Small patio area adjacent to the house with the remainder laid to lawn. A path leads to the rear where there is a paved and decked seating area. Fully enclosed with a brick wall and fencing and a gate to the car port which benefits from an electric vehicle charging point and a parking space to the front.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. There is an estate charge of £115/quarter.

