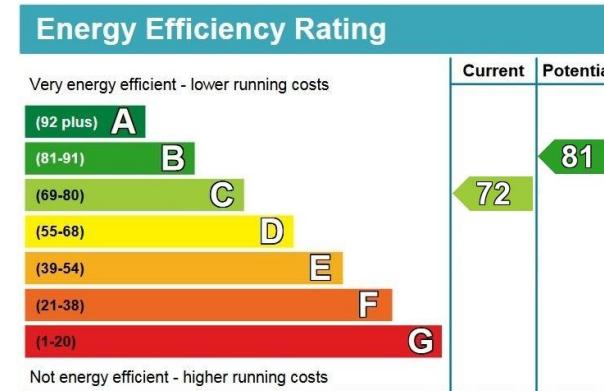


Hibiscus Crescent, SP10
 Approximate Gross Internal Area = 76.7 sq m / 826 sq ft
 Approximate Garage Internal Area = 12.7 sq m / 137 sq ft
 Approximate Total Internal Area = 89.4 sq m / 963 sq ft



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.



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.



Hibiscus Crescent, Andover

Guide Price £330,000 Freehold

- Kitchen
- Dining Room
- Living Room
- Three Bedrooms
- Enclosed Garden
- Allocated Parking
- Cloakroom
- Family Bathroom
- Garage
- Local Amenities

DESCRIPTION:

Situated in the highly desirable Burghclere Down area, this three bedroom family home offers convenient access to local amenities and lies within the catchment area for highly regarded schools. The accommodation comprises a kitchen, a spacious dining room, a comfortable living room and a convenient cloakroom. On the first floor there are three well proportioned bedrooms and a family bathroom. Externally, the property benefits from a garage and two allocated parking spaces. This is an excellent opportunity for families seeking a home in a popular, family friendly location.

LOCATION:

Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre. As well as the nearby mainline railway station, the nearby A303 offers good road access to both London and the West Country. The location is ideal for not only local school catchment areas with both primary and secondary schools close by, but also proximity to open space with Rooksbury Mills Nature Reserve nearby, along with the outlying Clatford villages and the Test Valley beyond.

ENTRANCE HALLWAY:

First floor stairs and doors to:

CLOAKROOM:

Front aspect. Wash hand basin and a radiator.

LIVING ROOM:

Bay window to the front. A feature fireplace with mantel and hearth. The room offers an open throughway to the dining area.

DINING ROOM:

Rear French door to garden and door to:

KITCHEN:

Rear aspect. Eye and base level cupboards and drawers with work top over. Inset composite sink and drainer. Space and plumbing for a washing machine, fridge freezer and a range cooker oven. The walls are partly tiled and there is a large storage cupboard with shelving. A wall mounted boiler located at the corner of the kitchen.

LANDING:

Loft access, airing cupboard and doors to:

BEDROOM ONE:

Rear aspect. Storage cupboard with plumbing and can be converted back to an ensuite.

BEDROOM TWO:

Front aspect.

BEDROOM THREE:

Rear aspect.

OUTSIDE:

To the front there is a path leading to the front door with shingle either side.

REAR GARDEN:

The property benefits from a fully enclosed garden with a private patio area directly adjacent to the house, ideal for outdoor dining or entertaining. A pathway leads to the rear gate, while the remainder of the garden is laid with low-maintenance artificial grass and attractively bordered by mature shrubs and plants. Beyond the gate is the allocated parking and garage with an up and over door.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

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.

