

Tweed Road, SP11
 Approximate Gross Internal Area = 110.6 sq m / 1191 sq ft
 Approximate Garage Internal Area = 17.8 sq m / 192 sq ft
 Approximate Total Internal Area = 128.4 sq m / 1383 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



Tweed Road, Andover

Guide Price £375,000 Freehold



- Entrance Hall
- Kitchen
- Master Bedroom
- 2 Further Bedrooms
- Enclosed Garden

- Cloakroom
- Living/Dining Room
- Ensuite Shower Room
- Bathroom
- Garage & Parking

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 semi-detached town house is located on the popular Saxon Heights close to local amenities and countryside walks. The well presented accommodation is arranged on three floors and comprises entrance hall, kitchen with integral appliances, cloakroom, a living/dining room with French doors to the garden, two first floor bedrooms with a modern bathroom and a second floor master bedroom with an ensuite shower room. Outside there is an enclosed garden with gated access to a garage 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:

Canopy porch with front door into:

ENTRANCE HALL:

Stairs to first floor with understairs storage cupboard. Doors to:

KITCHEN:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and eye level double oven. Integral dishwasher, washer/drier and fridge/freezer. Cupboard with wall mounted boiler and space for a table and chairs.

CLOAKROOM:

WC and wash hand basin.

LIVING/DINING ROOM:

French doors to the garden and panelling to half height.

FIRST FLOOR LANDING:

Window to front. Stairs to second floor and doors to:

BEDROOM 2:

Windows to rear.

BEDROOM 3:

Window to front.

BATHROOM:

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

SECOND FLOOR MASTER BEDROOM:

Double aspect with a door to:

ENSUITE SHOWER ROOM:

Velux window to rear. Double shower cubicle, 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.

REAR GARDEN:

Fully enclosed garden with a patio area and outside tap adjacent to the house. The remainder is laid to lawn with a gravelled area to the rear. A gate leads to the GARAGE with a parking space to the front.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Estate charge is £181.25 p/a.

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.

