

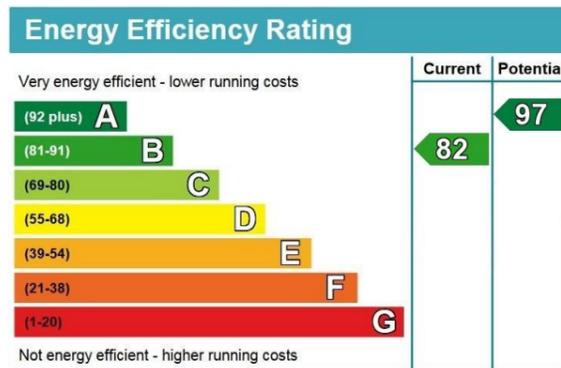


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Produced for Austin Hawk Ltd



Jockey Way, Andover

Guide Price £280,000 Freehold



- Entrance Hallway
- Kitchen/Dining Room
- Two Double Bedrooms
- Driveway Parking
- Close to Amenities
- Living Room
- Cloakroom
- Bathroom
- Low-Maintenance Garden
- Proximity to Open Countryside

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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
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DESCRIPTION: Immaculately presented throughout, this two-double-bedroomed end-of-terrace house offers the perfect potential first step onto the property ladder. The property benefits from driveway parking for two vehicles and a very good-sized, low-maintenance rear garden with a location close to numerous amenities as well as access to open countryside. The accommodation comprises an entrance hallway, a living room, a kitchen/dining room, a cloakroom, two double bedrooms and a bathroom.

LOCATION: 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. Jockey Way runs through the northern phase of the Picket Twenty development, linking Halter Way with Picket Twenty Way and borders Harewood Forest with access to public footpaths nearby. Picket Twenty itself has a range of amenities, which include Pilgrims Cross Primary school, Busy Bees' Day nursery, a community hall, a Co-Op store and an urban park and extensive sports pitches. Picket Twenty is on a regular bus route both to and from Andover's town centre.

OUTSIDE: The property frontage includes a low-maintenance garden with an area of lawn and a mature shrub bed with a path leading to the front door. A separate path leads to the driveway parking located at the side of the property, which has gated access into the rear garden.

ENTRANCE HALLWAY: Stairs to the first floor. Radiator. Door to:

CLOAKROOM: Window to the front. Close-coupled WC, hand wash basin and a radiator. Consumer unit.

LIVING ROOM: Front aspect living room. Door to a good-sized, built-in, understairs storage cupboard. Feature electric fire, set within a decorative fireplace and surround. Radiator. Door to:

KITCHEN/DINING ROOM: Window to the rear and French doors opening out to the rear garden. The kitchen features a range of eye and base level cupboards and drawers with worksurfaces over and matching upstands. Inset one and a half bowl, stainless steel sink and drainer, inset ceramic hob with a glass splashback, an extractor over and a double oven/grill below. Integrated fridge/freezer, washing machine and dishwasher. Radiator. Space for dining.

LANDING: Loft access. Doors to:

BEDROOM ONE: Double bedroom with two windows to the front. Door to a built-in, overstairs storage cupboard. Radiator.

BEDROOM TWO: Rear aspect double bedroom. Radiator.

BATHROOM: Window to the side. Fully tiled bath enclosure with a panelled bath and a shower over. Close-coupled WC, pedestal hand wash basin and a radiator.

REAR GARDEN: Good-sized, low-maintenance rear garden all laid to lawn and enclosed by a mixture of panelled and closeboard fencing. Garden shed and gated access to the driveway at the side of the property. External tap and an external power socket.

TENURE & SERVICES: Freehold. Mains drainage, water, 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.

