

Hartack Close
Approximate Gross Internal Area = 68.3 sq m / 736 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.

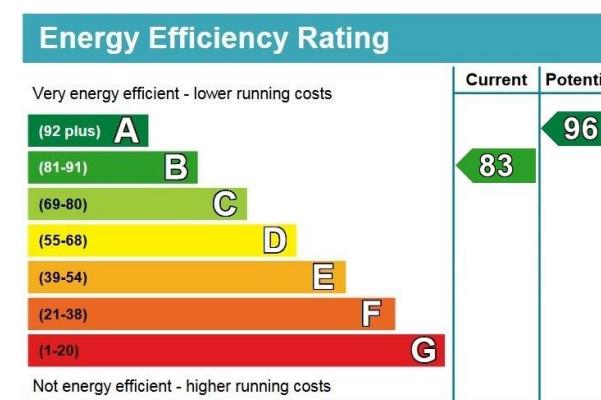


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ESTATE AGENTS



Hartack Close, Andover

Guide Price £339,950 Freehold



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.

- Hallway
- Living Room
- Master Bedroom
- 2 Further Bedrooms
- Bathroom
- Landscaped Garden
- Cloakroom
- Kitchen/Dining Room
- Ensuite Shower Room
- 2 Parking Spaces

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DESCRIPTION:

This semi-detached house is located on the edge of the popular Picket Twenty development. The well presented accommodation comprises hallway, cloakroom, living room, contemporary kitchen/dining room with French doors out to the garden, a master bedroom bedroom with ensuite shower room, two further bedrooms and a bathroom. To the front there are two parking spaces with gated access to the landscaped rear garden which benefits from a porcelain tiled seating area.

LOCATION:

The Picket Twenty development borders Harewood Forest with access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Egg Day Nursery, a community hall, a Co-Op store and the Urban Park and sports pitches. Andover itself 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:

Stairs to first floor and doors to:

CLOAKROOM:

Window to front. WC and wash hand basin.

LIVING ROOM:

Window to front and understairs storage cupboard. Door to:

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 electric hob with extractor over and oven below. Space and plumbing for washing machine and dishwasher, space for fridge freezer and cupboard with wall mounted boiler. Open access to **DINING AREA** with French doors to the garden.

FIRST FLOOR LANDING:

Loft access, storage cupboard and doors to:

MASTER BEDROOM:

Window to front. Fitted cupboard and door to:

ESUITE SHOWER ROOM:

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

BEDROOM 2:

Window to rear with far reaching views.

BEDROOM 3:

Window to rear with far reaching views.

BATHROOM:

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

OUTSIDE:

To the front there are two parking spaces with a path to the front door and gated side access to:

REAR GARDEN:

Landscaped garden with a porcelain tiled patio area adjacent to the house. A step leads down to an area of lawn with raised planters and a garden store. There is also an outside tap and two external power sockets.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there is an annual estate charge.

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.

