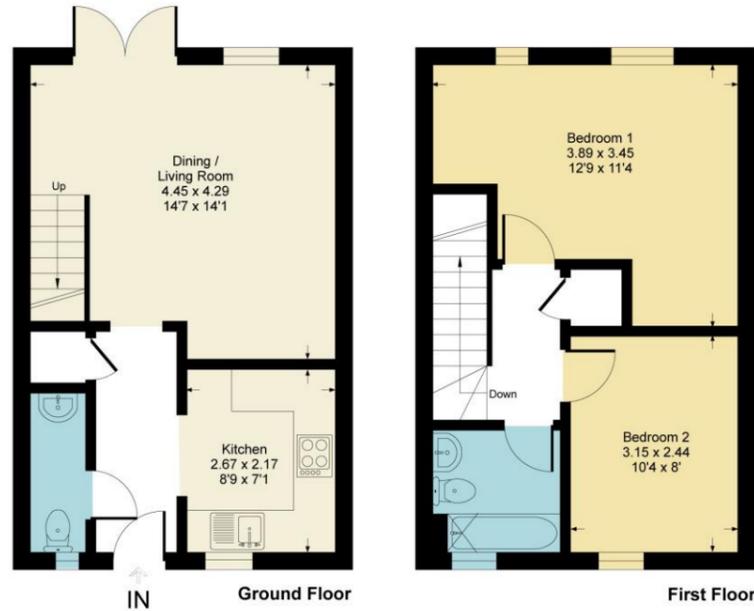


Silks Way, SP11
Approximate Gross Internal Area = 62.8 sq m / 676 sq ft



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



Silks Way, Andover

Guide Price £240,000 Freehold



- **80% Discounted Market Property**
- **Kitchen**
- **Living/Dining Room**
- **Bathroom**
- **Two Allocated Parking Spaces**
- **Entrance Hallway**
- **Cloakroom**
- **Two Double Bedrooms**
- **Low-Maintenance Rear Garden**
- **Close 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.



DESCRIPTION: ** 80% DISCOUNT MARKETING SCHEME - NO BUY TO LET PURCHASERS **

An excellent opportunity for a first property purchase, this 2017-built, two-double-bedroomed, terraced house is located on a tranquil edge of the popular Picket Twenty development with access to open countryside almost on the doorstep. Well-presented and tastefully decorated throughout, the accommodation comprises an entrance hallway, a cloakroom, a kitchen, a good-sized living/dining room, two double bedrooms and a bathroom. Outside, to the rear, there is an attractive, practical, low-maintenance garden, whilst to the front there are two allocated parking spaces.

LOCATION: Silks Way can be found on the southern edge of the Picket Twenty development, which 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, Urban Park and extensive 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.

OUTSIDE: The property frontage includes two allocated parking spaces separated by a border with decorative trees. A path spans the front of the property with mature shrub borders to either side of a path that leads to the front door, under a pitched, canopy porch. External gas meter.

ENTRANCE HALLWAY: Low-level door to an understairs storage cupboard housing the consumer unit, media hub and electric meter. Radiator. Door to:

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

KITCHEN: Open plan access from the entrance hallway with a window to the front. A range of eye and base level cupboards and drawers with worksurfaces over including matching upstands. Inset one and a half bowl, stainless steel sink and drainer. Inset gas hob with a stainless-steel splashback, extractor over and an oven/grill below. Space and plumbing for a washing machine and a dishwasher, space for a fridge freezer. Cupboard housing a wall-mounted gas combi boiler.

LIVING/DINING ROOM: Open plan access from the entrance hallway with a window to the rear and French doors providing access to the rear garden. Stairs to the first floor and understairs recess storage space. Radiators. Space for dining.

FIRST FLOOR LANDING: Door to a built-in storage cupboard. Doors to:

BEDROOM ONE: Double bedroom with two windows to the rear. Recesses for wardrobe storage and bedroom furniture. Radiator. Access to a boarded loft with lighting via a pull-down loft ladder.

BEDROOM TWO: Front aspect double bedroom. Radiator. Currently used as a home office.

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

REAR GARDEN: Attractive, practical, low-maintenance rear garden with a patio seating area adjacent to the rear of the property. A path to one side leads to a metal garden shed and then gated access to the front of the property. The remainder of the rear garden is laid to artificial lawn with raised flower and herbaceous borders.

TENURE & SERVICES: Freehold. Mains drainage, water, gas and electricity are connected. Current annual maintenance fee of £228 per annum.

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.

