

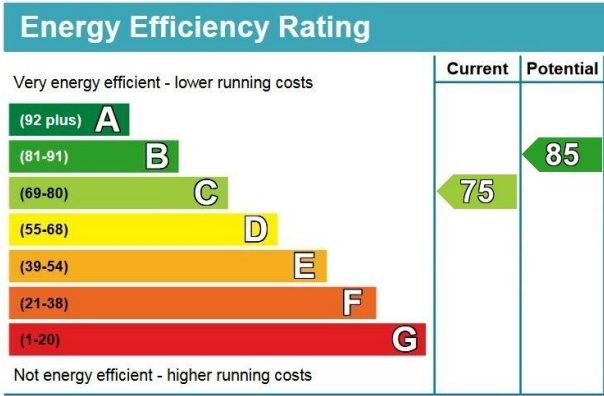
Pasture Walk, Andover, SP11
Approximate Gross Internal Floor Area = 105.0 sq m / 1130 sq ft



This floor 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, window 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.



Pasture Walk, Andover Guide Price £335,000 Freehold



- Entrance Hall
 - Cloakroom
 - Master Bedroom Suite
 - Bathroom
 - Parking Space
- Kitchen/Breakfast Room
 - Living/Dining Room
 - 2 Further Bedrooms
 - Enclosed Garden
 - No Onward Chain

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:
Offered for sale with no onward chain, this end of terrace town house is located on the popular Augusta Park overlooking a green area to the front. The accommodation, which is arranged on three floors, comprises entrance hall, kitchen/breakfast room, living/dining room with French doors to the garden, a cloakroom, two first floor bedrooms with a bathroom and a top floor master bedroom with a large ensuite shower room. Outside there is a partly walled rear garden with with a shed and an allocated parking space to the rear.

LOCATION:
The property is located on the popular Augusta Park 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:
Front door into:

ENTRANCE HALL:
Stairs to first floor and doors to:

KITCHEN/BREAKFAST ROOM:
Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset ceramic 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.

LIVING/DINING ROOM:
French doors to garden and feature fireplace with electric fire.

FIRST FLOOR LANDING:
Window to front. Stairs to second floor and doors to:

BEDROOM 2:
Window to rear and fitted wardrobe cupboard.

BEDROOM 3:
Window to front.

BATHROOM:
Panelled bath, wash hand basin and WC.

SECOND FLOOR LANDING:
Window to side and access to:

MASTER BEDROOM:
Velux windows to rear. Wardrobe cupboard with mirror doors, further storage cupboard, loft access and door to:

ENSUITE SHOWER ROOM:
Dormer window to front. Double shower cubicle, wash hand basin and WC.

REAR GARDEN:
Part walled garden with a patio area adjacent to the house. The remainder is laid to lawn with a path to the rear where there is a shed. There is allocated parking located to the rear.

TENURE & SERVICES:
Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be an 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.

