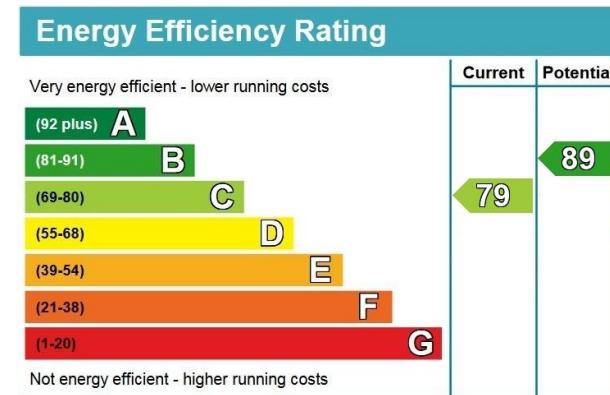




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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.



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.



Barley Road, Andover

Guide Price £365,000 Freehold

- Kitchen/Dining Room
- Cloakroom
- Three Further Bedrooms
- Allocated Parking
- Close to Schools & Local Amenities
- Living Room
- Master Bedroom Suite
- Family Bathroom
- Practical Rear Garden
- Proximity to Open Countryside

**DESCRIPTION:** Deceptively spacious and potentially the perfect home for an expanding family, this four-bedroomed end-of-terrace house is located within the heart of the popular Augusta Park development with proximity to local schools, amenities and open countryside. The accommodation, well-presented throughout, is arranged over three floors and comprises a kitchen/dining room, a living room, a cloakroom, a master bedroom suite, three further bedrooms and a family bathroom. Outside, the property benefits from two allocated parking spaces directly in front of the property with a practical, low-maintenance garden to the rear.

**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. Augusta Park can be found on the northern side of Andover with Barley Road, a quiet residential road comprising a number of separate cul-de-sacs linking Augusta Way West with Sunflower Way. Augusta Park boasts many local amenities, including schools, a nursery, a Co-Op convenience store, fast-food outlets and East Anton sports ground with Diamond Woods Nature Reserve just beyond. The popular Finkley Down Farm Park is also nearby, whilst the development borders open countryside and the nearby villages of Smannell, with its popular public house, and Enham Alamein, which has a village shop and a post office, are both a short distance away.

**OUTSIDE:** The property is located on one of the quiet cul-de-sacs towards the northern end of Barley Road with two allocated parking spaces directly to the front of the property. A low-maintenance slate-shingle bed makes up the property frontage with a paved path leading to both gated access to the rear garden at one side of the property and the front door.

**KITCHEN/DINING ROOM:** Window to the front. Stairs to the first floor, consumer unit and radiator. Understairs fitted shoe storage. The kitchen includes a range of eye and base-level cupboards and drawers with worksurfaces over and subway tiled splashbacks. Inset composite sink and drainer, inset gas hob with extractor over. Built-in, eye-level double oven/grill, integrated washing machine and tumble dryer, plus space for a fridge freezer. Cupboard housing a wall-mounted gas boiler. Radiator. Space for dining. Doors to:

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

**LIVING ROOM:** Good-sized, rear aspect living room with French doors opening out to the rear garden. Radiators.

**FIRST FLOOR LANDING:** Dual aspect landing with windows to the side and the front with stairs to the second floor. Radiator.

**BEDROOM TWO:** First floor rear aspect double bedroom. Extensive wall-to-wall fitted wardrobe storage. Radiator.

**BEDROOM FOUR:** First floor single bedroom with a window to the front. Currently used as a study with a fitted desktop and fitted cupboards. Radiator.

**FAMILY BATHROOM:** First floor family bathroom with a fully tiled bath enclosure and a panelled bath with a mixer shower attachment. Close-coupled WC, pedestal hand wash basin and a radiator.

**SECOND FLOOR LANDING:** Window to the side and a recessed storage area. Doors to:

**MASTER BEDROOM SUITE:** Second floor master bedroom suite with a window to the rear. Radiator. Loft access and door to:

**ENSUITE SHOWER ROOM:** Tiled flooring. Double-recessed shower enclosure, close-coupled WC, pedestal hand wash basin and a radiator.

**BEDROOM THREE:** Second floor double bedroom with a window to the front. Door to a built-in airing cupboard with shelving housing an unvented hot water cylinder.

**REAR GARDEN:** Practical, low-maintenance rear garden with a patio area adjacent to the rear of the property. A path to one side of the property has gated access to the front and the allocated parking. From the patio, a low-level step down to an area of artificial lawn with mature flower and herbaceous borders to both sides. Garden shed and external tap.

**TENURE & SERVICES:** Freehold. Mains drainage, water, gas and electricity are connected. Gas central heating to radiators. Annual service fee of circa £300 which can be paid in monthly instalments.

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.

