

Stirrup Way, SP11
 Approximate Gross Internal Area = 49.1 sq m / 528 sq ft

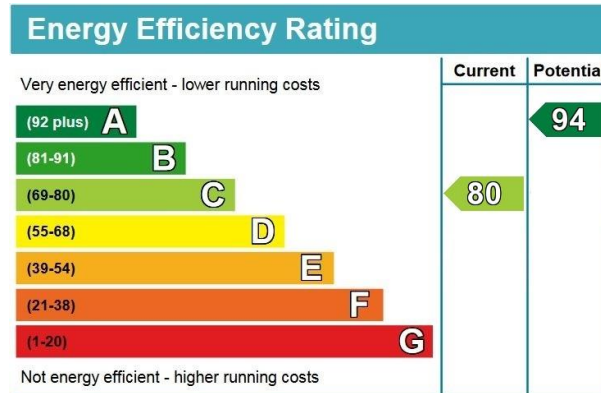


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Stirrup Way, Andover

Guide Price £205,000 Leasehold



- Entrance Lobby
- Kitchen
- Bathroom
- Ground Floor Storeroom
- Close to Amenities & Open Countryside
- Living Room
- Double Bedroom
- Courtyard Style Garden
- Allocated Parking
- Proximity to Amenities

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.

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Beautifully presented throughout, this double-bedroomed coach house offers a perfect potential first purchase or an excellent investment opportunity. Located within a quiet corner of Stirrup Way on the popular Picket Twenty development, the property benefits from allocated parking, a charming private courtyard-style garden with access to an external storeroom. The accommodation has a clever layout which maximises every inch of available space and comprises an entrance lobby with stairs leading up to a rear aspect landing, a good-sized living room with space for dining, a kitchen, a double bedroom with both built-in and fitted wardrobe storage, along with a bathroom. The property is available with No Onward Chain.

Set back from Stirrup Way itself, the property frontage includes the allocated parking and gated access to the side of the property into the courtyard style garden, with the front door opening into a useful entrance lobby before stairs lead up to the accommodation. The landing with a window to the rear is located centrally with then access to one side, firstly to the kitchen and then the living room. The kitchen has a rear aspect and includes a range of eye and base level cupboards and drawers with work surfaces and matching upstands, an inset gas hob with extractor over and oven/grill below, along with space and plumbing for a washing machine and space for a fridge/freezer. The living room is of good size with windows to the front and offers space for dining plus a useful recess, ideal for a home office set up. On the opposite side of the landing is the double bedroom, also with a front aspect, plus the benefit of not only a generous built-in wardrobe cupboard but also extensive fitted wardrobe storage. The adjoining bathroom has a window to the rear. Outside, the courtyard-style garden is enclosed and features a block paved patio bordered by decorative slate shingle edges, a bespoke brick chiminea and a path to the rear of the property providing access to the storeroom, located under the stairwell. The storeroom houses the consumer unit and electric meter.

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. Stirrup Way can be found off Halter Way, which runs through the eastern phase of the Picket Twenty development bordering Harewood Forest with access to public footpaths literally a stone's throw away. 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.

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.

