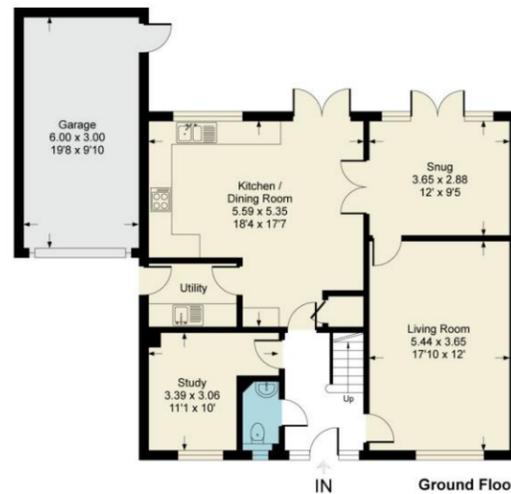


**Jacob Close, SP11**

Approximate Gross Internal Area = 160.7 sq m / 1730 sq ft  
 Approximate Garage Internal Area = 18 sq m / 194 sq ft  
 Approximate Total Internal Area = 178.7 sq m / 1924 sq ft



First Floor



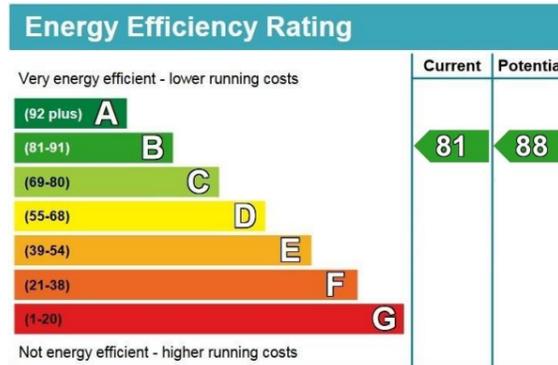
Ground Floor

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



**Jacob Close, Andover**

**Guide Price £550,000 Freehold**



- Entrance Hall
- Living Room
- Snug & Study
- 2 Ensuite Shower Room
- Garage & Parking

- Kitchen/Dining Room
- Utility Room
- 4 Double Bedrooms
- Bathroom
- Attractive Garden

**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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**DESCRIPTION:**

Offered for sale with no onward chain, this detached family home occupies an enviable edge-of-development position at Augusta Park, enjoying close proximity to open countryside and scenic walking routes. The spacious and well presented accommodation has been thoughtfully upgraded by the current owners and comprises an entrance hall, cloakroom, living room, snug with French doors opening onto the garden, a refitted kitchen/dining room also featuring French doors, a utility room and a study. Upstairs are four generous double bedrooms, two of which benefit from en-suite shower rooms, together with a modern family bathroom. Externally, the property offers ample off-road parking to the front with a driveway leading to an attached single garage. To the rear, the attractive garden features a patio seating area and low-maintenance artificial lawn, ideal for both entertaining and family use.

**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:**

The spacious and well presented accommodation has been thoughtfully upgraded by the current owners and comprises an entrance hall with stairs to the first floor, cloakroom, living room, snug with French doors opening onto the garden, a refitted kitchen/dining room also featuring French doors, a boiling water tap and pull out storage units, a useful utility room housing a new boiler and a study. Upstairs are four generous double bedrooms, two of which benefit from en-suite shower rooms, together with a re-fitted modern family bathroom.

**OUTSIDE:**

To the front the property offers ample off-road parking together with a driveway leading to an attached single garage with power, an electric remote control door and a rear door to the garden. To the rear, the attractive garden features a patio seating area with an outside tap and external power socket leading to a low-maintenance artificial lawn, ideal for both entertaining and family use.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there is an estate charge of £211.22 p/a.

