

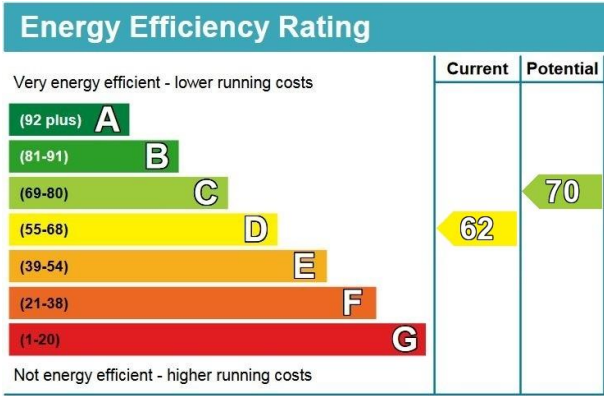


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Parkview Close, Andover

Guide Price £410,000 Freehold



- Hallway
 - Living Room
 - 3 Double Bedrooms
 - Driveway Parking
 - Secluded Garden
- Kitchen
 - Dining Room
 - Shower Room
 - Garage
 - 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 detached bungalow is located in a cul-de-sac on the edge of Andover within walking distance of Charlton Lakes and local amenities. The accommodation comprises entrance lobby, hallway, kitchen, living room with patio doors to the garden, dining room, three double bedrooms and a shower room. To the front there is generous driveway parking leading to a detached garage whilst to the rear there is a secluded and mature garden.

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.

ACCOMMODATION: Front door into ENTRANCE LOBBY with windows to front and side. Glazed door into:

HALLWAY:
Loft access, airing cupboard with hot water tank and shelving and doors to:

KITCHEN:
Window to side. Generous range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl sink with drainer. Inset ceramic hob with extractor over and eye level double oven. Integral dishwasher, fridge and freezer. Space and plumbing for washing machine, cupboard with wall mounted boiler and arch to:

DINING ROOM:
Window to rear and double doors to:

LIVING ROOM:
Window to side and patio doors to the garden. Open fireplace with stone surround extending at both sides for TV and storage.

BEDROOM 1:
Window to side.

BEDROOM 2:
Window to front.

BEDROOM 3:
Window to front.

SHOWER ROOM:
Window to front. Shower cubicle, vanity cupboard with wash hand basin and WC with concealed cistern.

OUTSIDE:
To the front there is an area of lawn with mature shrubs and flower borders. A driveway to the side offers parking for three cars, gated access to the rear garden and access to:

GARAGE:
Single detached garage with up and over door, power and light.

REAR GARDEN:
Patio area adjacent to the house with an electric awning, outside tap and low level retaining wall. The remainder is laid to lawn with mature shrubs and flower borders.

TENURE & SERVICES:
Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

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.

