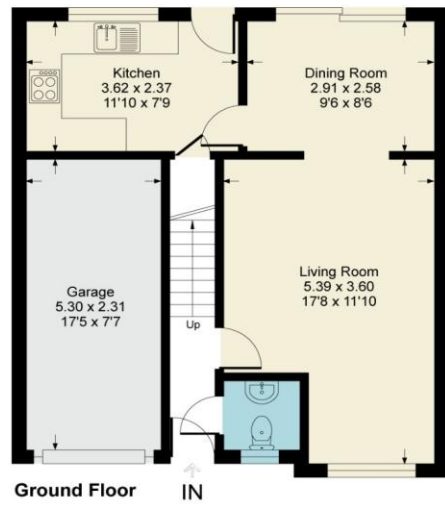
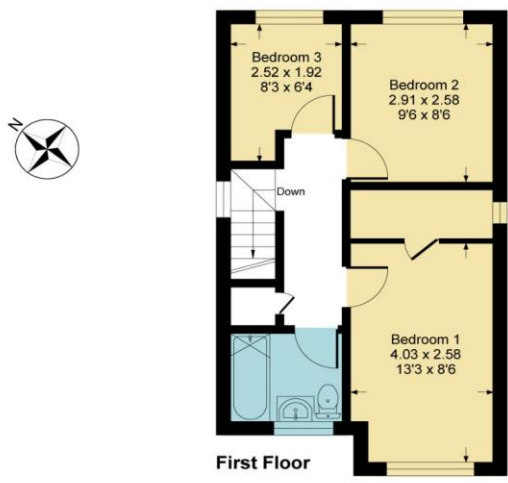
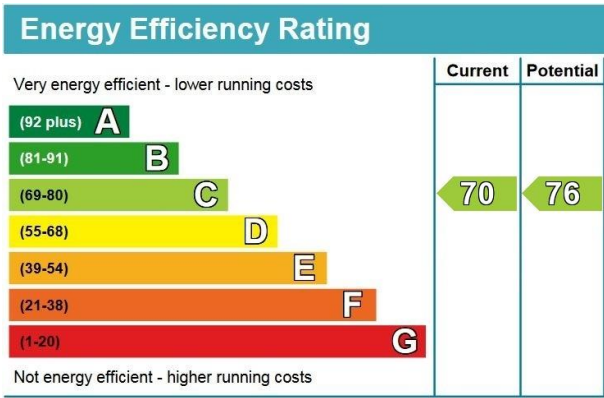


Burnhams Close, SP10
Approximate Gross Internal Area = 76.4 sq m / 823 sq ft
Approximate Garage Internal Area = 12.5 sq m / 135 sq ft
Approximate Total Internal Area = 88.9 sq m / 958 sq ft



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



Burnhams Close, Andover **Guide Price £425,000 Freehold**

- Hallway
 - Living Room
 - Kitchen
 - Bathroom
 - Garage
- Cloakroom
 - Dining Room
 - 3 Bedrooms
 - Driveway Parking
 - Enclosed 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.



DESCRIPTION:
This detached house is located in the popular Saxon Fields close to the Anton Lakes Nature Reserve. The well presented accommodation comprises a hallway, cloakroom, living room with an arch through to a dining room, a kitchen, three bedrooms and a bathroom. To the front there is driveway parking leading to a garage and gated access to the rear garden, which benefits from seating areas and a shed.

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:

HALLWAY:
Stairs to first floor and doors to:

CLOAKROOM:
Window to front. Vanity unit with wash hand basin, WC and heated towel rail.

LIVING ROOM:
Window to front and arch to:

DINING ROOM:
Patio doors to garden and door to:

KITCHEN:
Window and door to rear garden. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine, space for fridge/freezer and an understairs storage cupboard.

FIRST FLOOR LANDING:
Window to side. Access to boarded loft, airing cupboard with wall mounted combi boiler and doors to:

BEDROOM 1:
Window to front and fitted wardrobe cupboard.

BEDROOM 2:
Window to rear.

BEDROOM 3:
Window to rear.

BATHROOM:
Window to front. Panelled bath with shower over, vanity unit with wash hand basin, WC with concealed cistern and heated towel rail.

OUTSIDE:
To the front there is an area of lawn with shrubs and a driveway offering parking and access to:

GARAGE:
Single garage with electric door, power and light.

REAR GARDEN:
Patio area adjacent to the house, with a power point and outside tap, which extends to the side leading to a further seating area. The remainder is laid to lawn with a shed and gated access to the front.

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.

