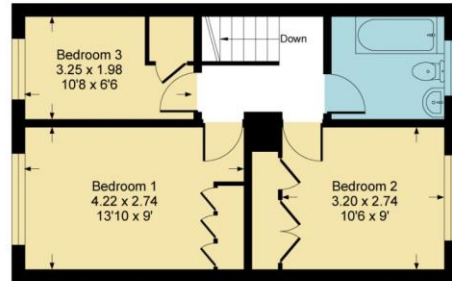
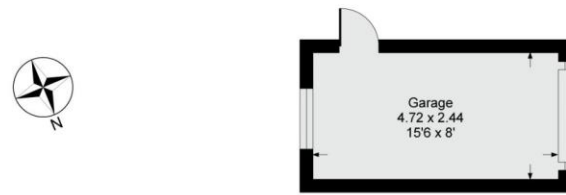


Clatford Manor, SP11
 Approximate Gross Internal Area = 80.7 sq m / 869 sq ft
 Approximate Garage Internal Area = 11.5 sq m / 124 sq ft
 Approximate Total Internal Area = 92.2 sq m / 993 sq ft



First Floor



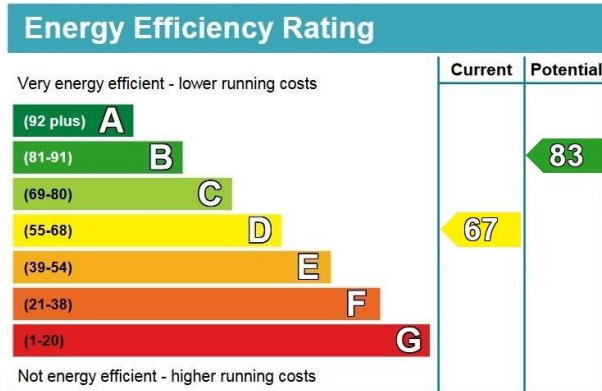
Ground Floor

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



Clatford Manor, Upper Clatford

**Offers in Excess of £300,000
Freehold**



- Hallway
- Kitchen
- New Bathroom
- Private Rear Garden

- Living/Dining Room
- 3 Bedrooms
- Front Garden
- Garage & Parking

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 terraced house occupies a delightful location overlooking a green in the sought after village of Upper Clatford. The newly decorated accommodation comprises hallway with stairs to the first floor, a 26ft living/dining room with an understairs work station, a kitchen, three good sized bedrooms and a newly fitted bathroom. To the front there is an area of lawn with a path to the front door whilst to the rear there is a good sized garden with gated access to a garage and two parking spaces.

LOCATION:

Upper Clatford is a pretty village just outside Andover in the Test Valley. There are a wealth of character properties close to open countryside and easy access to the A303. The village has an attractive thatched pub, a 12th century church set beside a water meadow and a village hall with numerous community activities. Nearby Goodworth Clatford has a village shop and school.

ACCOMMODATION:

Front door into:

HALLWAY:

Stairs to first floor and door to:

SITTING/DINING ROOM:

Window to front. Parquet flooring and access to understairs work station area. Open aspect to **DINING AREA** with patio doors to the garden and access to:

KITCHEN:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas cooker with extractor over. Space and plumbing for washing machine, space for fridge/freezer and wall mounted boiler.

FIRST FLOOR LANDING:

Loft access and doors to:

BEDROOM 1:

Window to front with far reaching views and fitted wardrobe cupboards.

BEDROOM 2:

Window to rear and fitted wardrobe cupboards.

BEDROOM 3:

Window to front with far reaching views and fitted cupboard.

BATHROOM:

Newly fitted suite comprising panelled bath with shower attachment, vanity cupboard with wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is an area of lawn with a path to the front door.

REAR GARDEN:

Patio area adjacent to the house with a gravel surround and steps up to an area of lawn with shrub borders and gravelled path to the rear. A gate leads to the **GARAGE** with up and over door, a personal door to the side and parking.

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.

