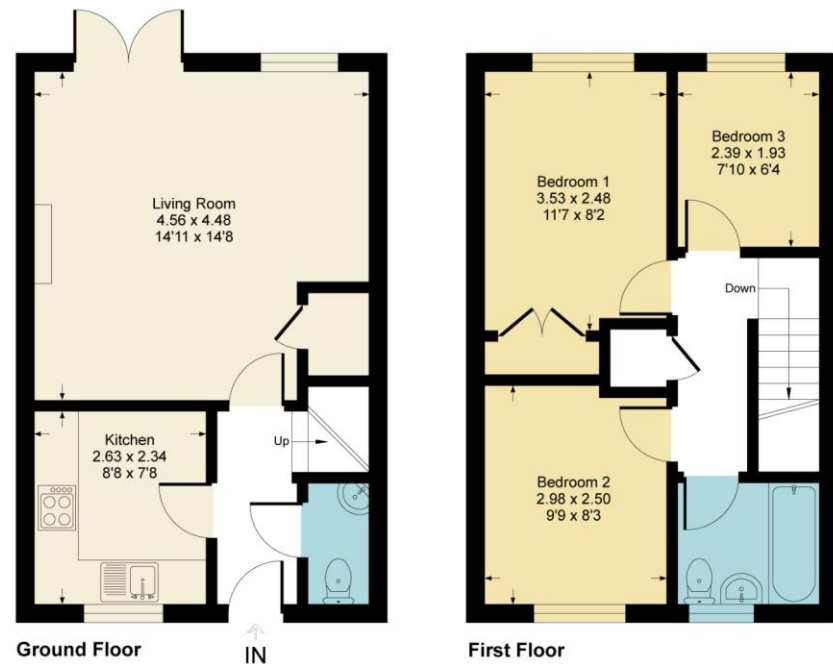


**Berry Way, SP10**  
 Approximate Gross Internal Area = 66.1 sq m / 712 sq ft

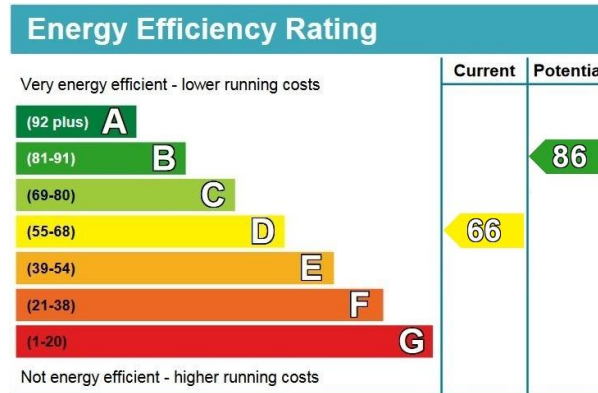


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Berry Way, Andover**

**Guide Price £310,000 Freehold**



- Hallway
- Kitchen
- 3 Bedrooms
- Parking

- Cloakroom
- Living Room
- Bathroom
- Low Maintenance 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 terraced house is located on the popular Burghclere Down within catchment for well regarded local schools. The accommodation comprises hallway, cloakroom, kitchen, living room with French doors to the garden, three bedrooms and a bathroom. To the front there is an area of lawn enclosed by hedging with a path to the front door whilst the low maintenance rear garden benefits from a patio area adjacent to the house with the remainder gravelled with shrubs and gated rear access to the parking.

**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:**

Canopy porch with front door into:

**HALLWAY:**

Stairs to first floor and doors to:

**CLOAKROOM:**

WC and wash hand basin.

**KITCHEN:**

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine and space for fridge/freezer.

**LIVING ROOM:**

Window and French doors to rear garden. Fireplace with living flame gas fire and understairs storage cupboard.

**FIRST FLOOR LANDING:**

Loft access and airing cupboard with hot water tank and gas boiler. Doors to:

**BEDROOM 1:**

Window to rear and fitted wardrobe cupboards.

**BEDROOM 2:**

Window to front.

**BEDROOM 3:**

Window to rear.

**BATHROOM:**

Window to front. Panelled bath with shower over, wash hand basin and WC.

**OUTSIDE:**

To the front there is an area of lawn enclosed by beech hedging and a path to the front door.

**REAR GARDEN:**

Low maintenance and fully enclosed garden with a patio area adjacent to the house. The remainder is gravelled with mature shrubs and a wooden store. A path leads to the rear where there is gated access to the two tandem parking spaces.

**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.

