

**Topaz Drive, SP10**  
 Approximate Gross Internal Area = 77.6 sq m / 836 sq ft  
 Approximate Garage Internal Area = 13.4 sq m / 145 sq ft  
 Approximate Total Internal Area = 91 sq m / 981 sq ft

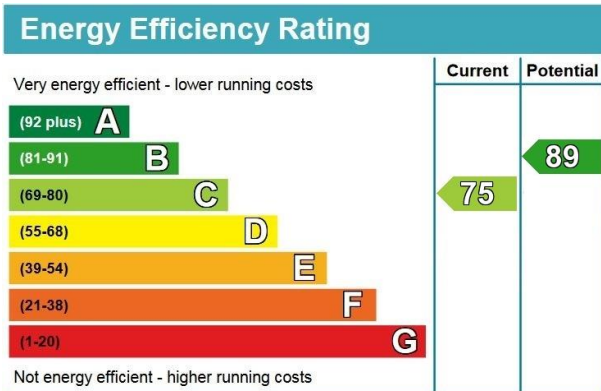


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Topaz Drive, Andover**

**Guide Price £325,000 Freehold**



- Hallway
- Kitchen
- Master Bedroom Suite
- Bathroom
- Garage

- Cloakroom
- Living/Dining Room
- 2 Further Bedrooms
- Parking Space
- 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.

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**DESCRIPTION:**

This semi-detached house is located in an established residential area within walking distance of shops, the railway station and close to a green area. The accommodation comprises hallway with stairs to the first floor, a cloakroom, kitchen, living/dining room with French doors to the garden, master bedroom with ensuite shower room, two further bedrooms and a bathroom. To the front there is a garage with a parking space to the front whilst the enclosed rear garden enjoys an outlook to the rear over trees.

**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:**

Window to front. 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 double oven below. Space and plumbing for washing machine, dishwasher and tumble drier. Space for fridge/freezer and cupboard with wall mounted boiler.

**LIVING/DINING ROOM:**

Window and French doors to the garden. Understairs storage cupboard and feature fire surround.

**FIRST FLOOR LANDING:**

Window to side. Access to loft via a ladder, airing cupboard with hot water tank and shelving. Doors to:

**MASTER BEDROOM:**

Window to front. Fitted wardrobe cupboard and cupboards to both sides and over the bed area. Door to:

**ENSUITE SHOWER ROOM:**

Shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

**BEDROOM 2:**

Window to rear.

**BEDROOM 3:**

Window to rear.

**BATHROOM:**

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

**OUTSIDE:**

To the front there is a garage with a parking space to the front.

**REAR GARDEN:**

The enclosed rear garden enjoys an outlook to the rear over trees. Patio adjacent to the house leading to an area of artificial lawn with shrub borders and a secluded seating area to the rear.

**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.

