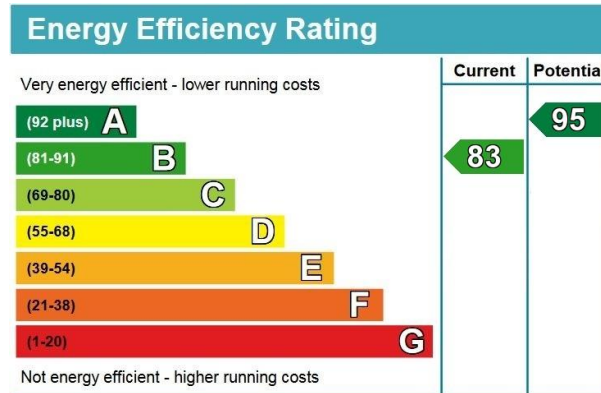


Halter Way, SP11
 Approximate Gross Internal Area = 87.5 sq m / 942 sq ft



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



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.



Halter Way, Andover

Guide Price £319,995 Freehold

- Entrance Lobby
- Cloakroom
- Master Bedroom
- 2 Further Bedrooms
- Driveway Parking

- Living Room
- Kitchen/Dining Room
- Ensuite Shower Room
- Bathroom
- Enclosed Garden

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DESCRIPTION:

This semi-detached town house is located on the edge of the Picket Twenty development close to Harewood Forest and countryside walks. The accommodation is arranged on three floors and comprises entrance lobby, living room, cloakroom, kitchen/dining room with French doors to the garden, two first floor double bedrooms with a bathroom and a second floor master bedroom with ensuite shower room. To the front there is driveway parking for two cars whilst the rear garden is fully enclosed and mainly laid to lawn.

LOCATION:

The Picket Twenty development borders Harewood Forest with access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Egg Day Nursery, a community hall, a Co-Op store and the Urban Park and sports pitches. Andover itself 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 door to:

LIVING ROOM:

Window to front. Understairs cupboard and door to:

INNER HALLWAY:

Stairs to first floor and doors to:

CLOAKROOM:

WC and wash hand basin.

KITCHEN/DINING ROOM:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset ceramic hob with extractor over and oven below. Space and plumbing for washing machine and space for fridge/freezer. Cupboard with wall mounted boiler and open access to **DINING AREA** with French doors to the garden.

FIRST FLOOR LANDING:

Stairs to second floor and doors to:

BEDROOM 2:

Windows to front.

BEDROOM 3:

Window to rear.

BATHROOM:

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

SECOND FLOOR LANDING:

Storage cupboard and door to:

MASTER BEDROOM:

Dormer window to front and door to:

ENSUITE SHOWER ROOM:

Velux window to rear. Shower cubicle, wash hand basin, WC and eaves storage.

OUTSIDE:

To the front there is a small area of lawn with a path to the front door. A driveway at the side offers parking for two cars and gated access to:

REAR GARDEN:

Gravelled area adjacent to the house with an outside tap. The remainder is laid to lawn with established shrub beds.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Estate charge is £200 p/a.

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.

