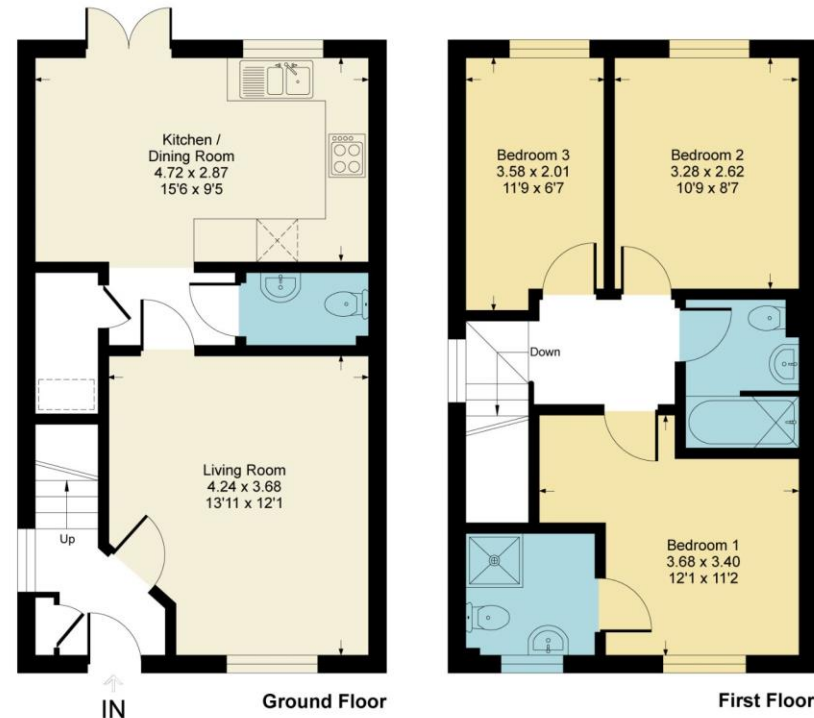


**Merino Road, SP11**  
 Approximate Gross Internal Area = 80.6 sq m / 867 sq ft

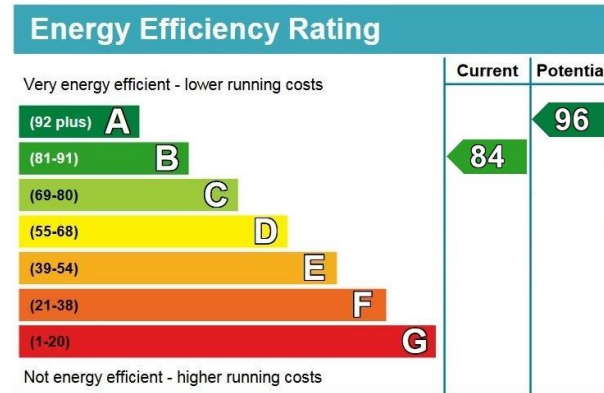


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Merino Road, Andover**

**Guide Price £350,000 Freehold**



- Hallway
- Cloakroom
- Master Bedroom Suite
- Bathroom
- Landscaped Garden

- Living Room
- Kitchen/Dining Room
- 2 Further Bedrooms
- Driveway Parking
- Modern Decor

**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 on the popular Atrium development close to local amenities and is offered for sale with the remainder of a 10 year NHBC. The well presented accommodation comprises hallway with stairs to the first floor, a living room, cloakroom, kitchen/dining room with integral appliances and French doors to the garden, a master bedroom with ensuite shower room, two further bedrooms and a bathroom. To the front there is driveway parking for two cars whilst the landscaped rear garden benefits from a good sized seating area and a shed.

**LOCATION:**

The property is located on the popular Atrium development which benefits from local amenities including shops and schools as well as play parks and green spaces. There is easy access to the town as well as the nearby countryside. 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:**

Window to side. Stairs to first floor and door to:

**LIVING ROOM:**

Window to front and door to:

**INNER LOBBY:**

Understairs storage cupboard and door 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 one and a half bowl stainless steel sink with drainer. Inset gas hob with extractor over and eye level double oven. Integral dishwasher, fridge/freezer and washer/drier. Open access to DINING AREA with French doors to the garden and a decorative panelled wall.

**FIRST FLOOR LANDING:**

Window to side. Loft access and doors to:

**MASTER BEDROOM:**

Window to front and recess for wardrobe storage/dressing table. Door to:

**ENSUITE SHOWER ROOM:**

Window to front. Shower cubicle, wash hand basin, WC and heated towel rail.

**BEDROOM 2:**

Window to rear.

**BEDROOM 3:**

Window to rear.

**BATHROOM:**

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

**OUTSIDE:**

To the front there is driveway parking for two cars with gated access to:

**REAR GARDEN:**

Landscaped garden with a good sized patio area adjacent to the house with an outside tap. The remainder is laid to lawn with a path to the side leading to a shed.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. The estate charge is £160 p/a (paid for 2026).

