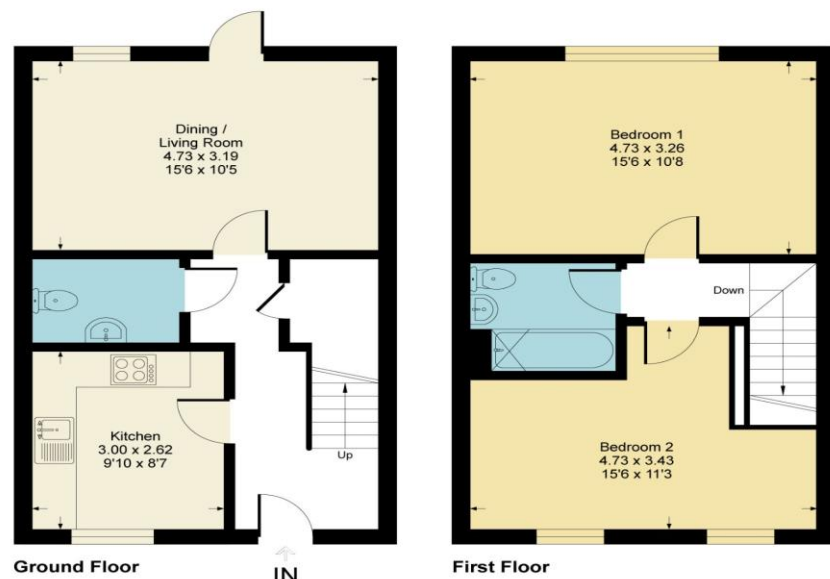


Cashmere Drive, SP11
 Approximate Gross Internal Area = 74.6 sq m / 804 sq ft

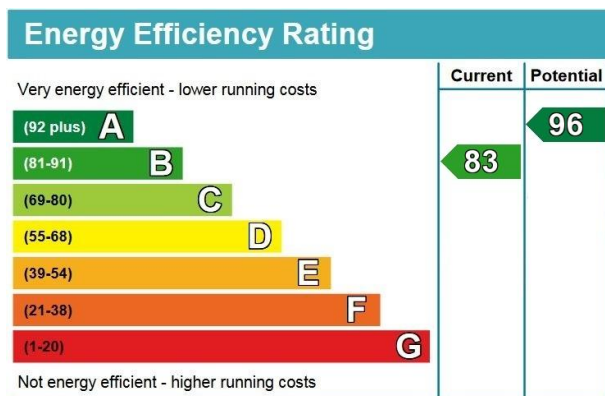


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Cashmere Drive, Andover

Guide Price £285,000 Freehold



- Hallway
- Living/Dining Room
- Two Double Bedrooms
- Fully Enclosed Rear Garden
- Kitchen
- Cloakroom
- Bathroom
- Allocated 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.

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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
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DESCRIPTION:

Constructed in 2020 and offered for sale with the remainder of a 10 year NHBC, this spacious two-bedroomed end of terrace house is located on the popular Saxon Heights. Close to local amenities including Finkley Down Farm. The well presented accommodation comprises hallway, living/dining room with access out to the garden, cloakroom, kitchen, two bedrooms and a bathroom. Outside there is a fully enclosed rear garden and property comes with two allocated parking spaces.

LOCATION:

The property is located on the popular Saxon Heights 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. Entrance into:

HALLWAY:

Stairs to first floor. Understairs storage. Doors to:

KITCHEN:

Window to front. Range of eye and base level units. Inset gas hob with extractor. Inset stainless steel sink and drainer. Space and plumbing for washing machine. Space for fridge/freezer.

CLOAKROOM:

Low level WC and pedestal wash hand basin with tiled splashback.

LIVING/DINING ROOM:

Window and door to rear garden.

LANDING:

Doors to:

BEDROOM ONE:

Window to rear. Spacious double bedroom.

BEDROOM TWO:

Dual aspect to the front. Spacious double bedroom. Loft access.

BATHROOM:

Panelled bath with mixer tap with overhead shower attached with glass screen. Low level WC and pedestal wash hand basin. Partly tiled.

OUTSIDE:

To the front there is a pathway leading to the front door with a small front garden area laid to lawn and shrubs.

REAR GARDEN:

Fully enclosed south facing garden. With patio and side access gate adjacent to the property. Pathway leading to a decked area and garden shed. Remainder of the garden is laid to lawn.

TENURE & SERVICES:

Freehold. Mains water, electricity and gas are connected. Gas central heating. There is an annual estate charge of £180 per annum currently.

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.

