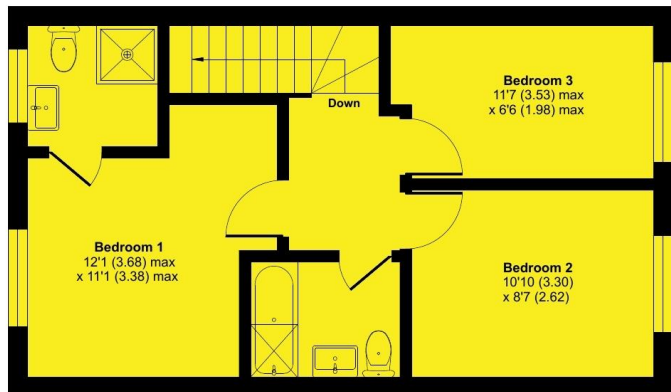
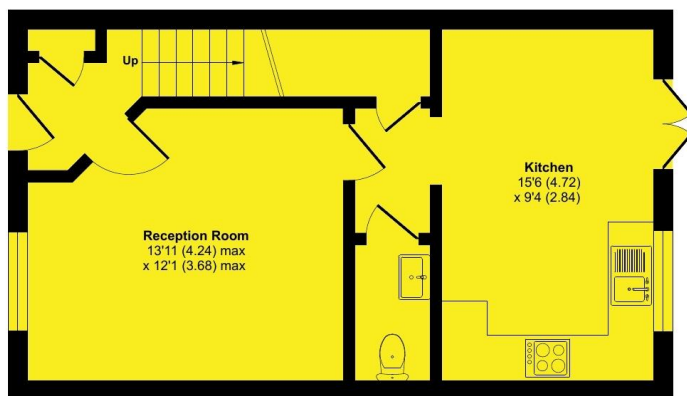


Weave Crescent, Andover, SP11

Approximate Area = 856 sq ft / 80 sq m
For identification only - Not to scale



FIRST FLOOR



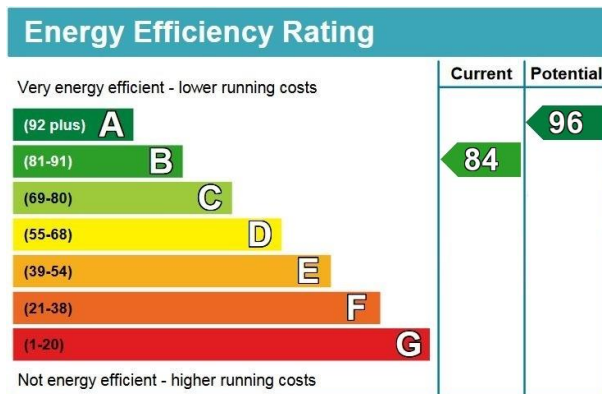
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Austin Hawk Ltd. REF: 881981



Weave Crescent, Andover

Guide Price £330,000 Freehold



- No Onward Chain
- Living Room
- Cloakroom
- Two Further Bedrooms
- Allocated Parking
- Entrance Hallway
- Kitchen/Dining Room
- Master Bedroom Suite
- Family Bathroom
- Enclosed Rear 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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Available to the property market with No Onward Chain, this modern three-bedroom terraced home, situated on the edge of the sought-after Saxon Heights development, offers stylish and convenient living with a location close to both open countryside and numerous local amenities. The property features a ground floor with an entrance hallway, a light and airy living room, a spacious kitchen/dining room with integral appliances, and a cloakroom. To the first floor, the master bedroom benefits from an ensuite shower room, two further bedrooms and a family bathroom. With two parking spaces at the front and an enclosed garden at the rear, this home is perfect for families or professionals seeking a contemporary lifestyle in a well-connected location.

Andover's town facilities are close by and offer 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. Weave Crescent is a quiet residential road located off Calico Street just off Smannell Road on the Saxon Heights development and has proximity to local amenities including schools, various retail outlets, supermarkets, a pharmacy, medical centre and a convenience store, whilst Anton Lakes Nature Reserve and Finkley Down Farm Park are also close by. The development borders open countryside and the nearby villages of Smannell, with its public house, and Enham Alamein, which has a village shop and a post office, are both less than a mile away.

The property is Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note that there may be a minimal yearly 'estate charge' as with most modern housing developments.

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.

