

Lime Walk, SP10
 Approximate Gross Internal Area = 89.7 sq m / 966 sq ft
 Approximate Garage Internal Area = 13.7 sq m / 148 sq ft
 Approximate Total Internal Area = 103.4 sq m / 1114 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 herein, 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



Lime Walk, Andover

Guide Price £349,950 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- No Onward Chain
- Kitchen
- Living Room
- Bathroom
- Hallway
- Dining Room
- Three Bedrooms
- Garage & Driveway

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.



DESCRIPTION:

Austin Hawk are delighted to offer this detached bungalow situated in a quiet cul-de-sac. The property is in the catchment area for John Hanson secondary school, Balksbury infant and junior school and St John the Baptist RC primary school. The well-presented accommodation comprises sitting room, dining room, kitchen, 3 bedrooms and a bathroom. Outside to the rear is an attractive garden and a single garage with driveway parking.

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 line 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:

Glazed front door into entrance lobby:

HALLWAY:

Loft access. Two Storage cupboards and Airing cupboard with water tank. Doors to:

LIVING ROOM:

Dual aspect with window to the front and high level window to the side. Electric flame effect fire with wooden surround. Door to:

DINING ROOM:

Window to front. Fitting storage cupboard. Open access to :

KITCHEN:

Side aspect. Range of eye and base level cupboards and drawers with work surfaces over and tiled splashbacks, an inset sink and drainer. Space for washing machine, ceramic hob with extractor over with integral double oven underneath. Integral fridge/freezer. Door to the side with access to front and rear garden.

BEDROOM ONE:

Window to front. Range of fitted wardrobes.

BEDROOM TWO:

French doors to front with electric awning over externally which covers a section of a patio area.

BEDROOM THREE:

Window to side. Recessed storage.

BATHROOM:

Side aspect. Fully enclosed shower. Wash hand basin set in a vanity unit with cupboard below and built in WC. Heated towel rail.

REAR GARDEN:

Low level walled garden with driveway parking to the property in front of the garage with electrically operated door. Personal door into the garage accessed from the side.

GARAGE:

Electrically operated door, side access door.

OUTSIDE:

To the front is an enclosed garden, with a patio area with the remainder laid to lawn. Electric awning over patio area, with side path and additional patio leading to the front door.

TENURE & SERVICES:

Freehold. Mains water, drainage, electricity and gas are connected. Gas fired 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.

