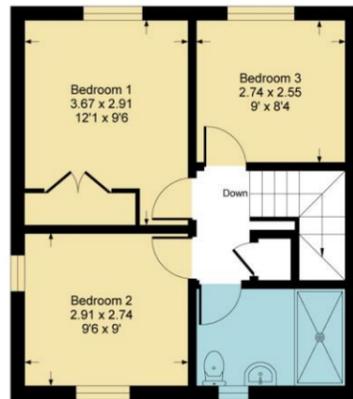
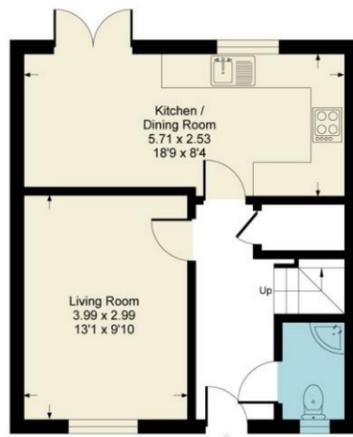


**Boulter Road, SP11**  
Approximate Gross Internal Area = 74.5 sq m / 802 sq ft



First Floor



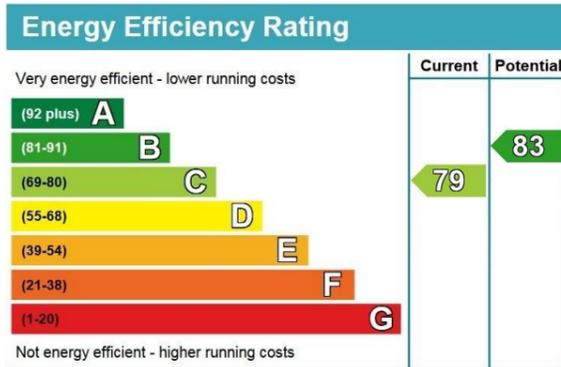
Ground Floor

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



**Boulter Road, Andover**

**Guide Price £315,000 Freehold**



- Hallway
- Living Room
- 3 Bedrooms
- 2 Allocated Parking Spaces

- Cloakroom
- Kitchen/Dining Room
- Shower Room
- Courtyard Style 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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**DESCRIPTION:**

Offered for sale with no onward chain, this semi-detached house is located on the Picket Twenty development close to the urban park. The accommodation comprises entrance hall with stairs to the first floor, a cloakroom, living room, kitchen/dining room with French doors to the garden, three bedrooms and a shower room. Outside there are two allocated parking spaces to the front and a low maintenance courtyard style garden to the rear. There is a footpath next to the property which leads to the shop and school.

**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:**

Canopy porch with front door into:

**ENTRANCE HALL:**

Stairs to first floor, storage cupboard and doors to:

**CLOAKROOM:**

Window to front. WC and wash hand basin.

**LIVING ROOM:**

Window to front. Feature fireplace with granite effect hearth and surround housing electric fire.

**KITCHEN/DINING ROOM:**

Window to rear. Range of eye and base level cupboards and drawers, including corner larder unit, with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Integral washing machine, space and plumbing for slimline dishwasher 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:**

Airing cupboard with hot water tank and shelving. Doors to:

**BEDROOM 1:**

Window to rear and fitted wardrobe cupboard.

**BEDROOM 2:**

Windows to front and side. Loft access.

**BEDROOM 3:**

Window to rear.

**SHOWER ROOM:**

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

**OUTSIDE:**

To the front there is a flower bed, access to the front door and the two allocated parking spaces.

**REAR GARDEN:**

Fully enclosed courtyard style garden with a patio area adjacent to the house with an electric awning, outside tap and power socket. The remainder is mainly gravelled with a raised bed to the side and a path leading to the rear where there is a gate to the footpath.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be an additional estate charge.

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.

