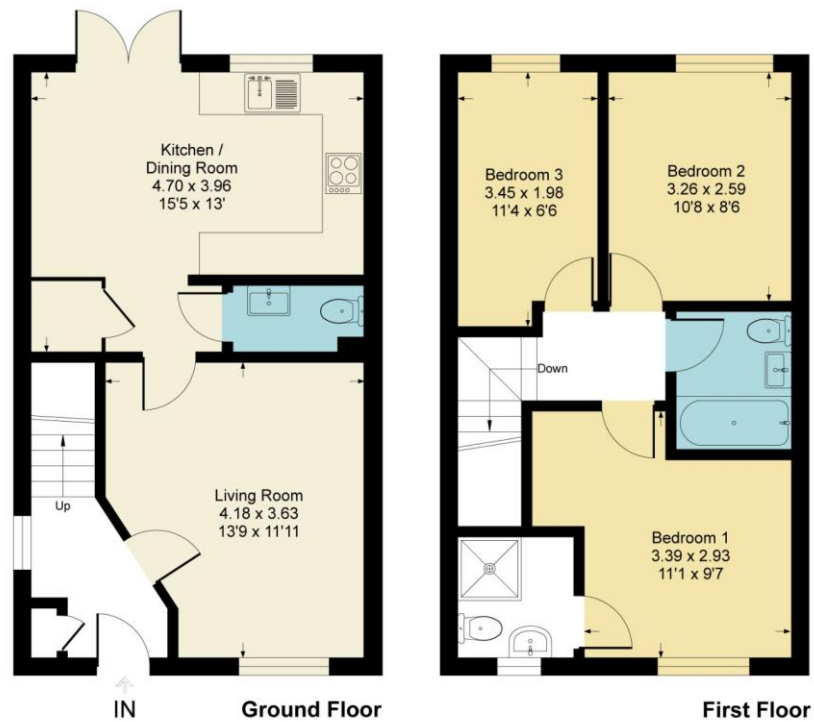


**Cashmere Drive, SP11**  
Approximate Gross Internal Area = 78.2 sq m / 842 sq ft

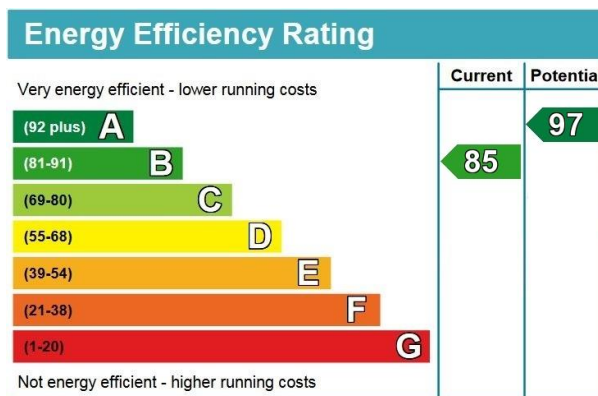


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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 £320,000 Freehold**



- Hallway
- Cloakroom
- Master Bedroom
- 2 Further Bedrooms
- 2 Parking Spaces

- Living Room
- Kitchen/Dining Room
- Ensuite Shower Room
- Bathroom
- Enclosed 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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



**DESCRIPTION:**

Austin Hawk are delighted to offer the opportunity to purchase this modern home on the popular Saxon Heights development which is close to local amenities including schools and shops whilst offering easy access to the town and the local countryside. Built by Taylor Wimpy to the Gosford design, this terraced house has the remainder of a 10 year NHBC. The accommodation comprises hallway, cloakroom, kitchen/dining room, living room, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is an enclosed garden with a shed and two parking spaces located to the side.

**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 with front door into:

**HALLWAY:**

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

**LIVING ROOM:**

Window to front and door to:

**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 fridge/freezer and washing machine. Understairs storage cupboard, cupboard with wall mounted boiler and open access to **DINING AREA** with French doors to garden. Door to:

**CLOAKROOM:**

WC and wash hand basin.

**FIRST FLOOR LANDING:**

Doors to:

**MASTER BEDROOM:**

Window to front and door to:

**ENSUITE SHOWER ROOM:**

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

**BEDROOM 2:**

Window to rear.

**BEDROOM 3:**

Window to rear.

**BATHROOM:**

Panelled bath with hand held shower attachment, wash hand basin and WC.

**OUTSIDE:**

To the front there is an area of gravel with a path to the front door.

**REAR GARDEN:**

The rear garden is fully enclosed with a brick wall and fencing with a side access gate. Patio area adjacent to the house leading to an area of lawn with a shed to the rear. There are **TWO PARKING SPACES** to the side.

**TENURE & SERVICES:**

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

