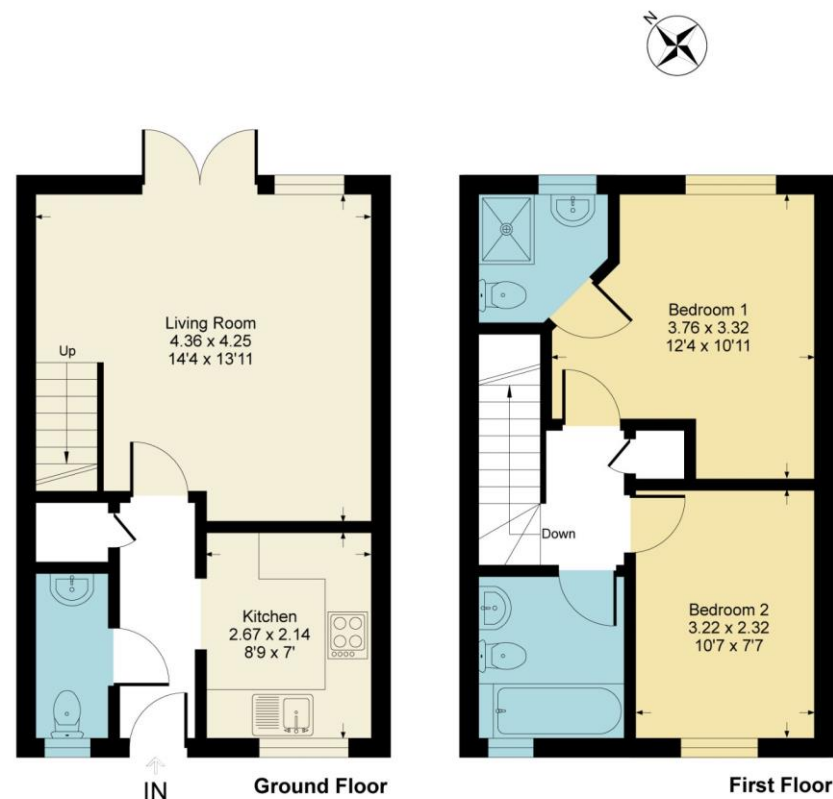
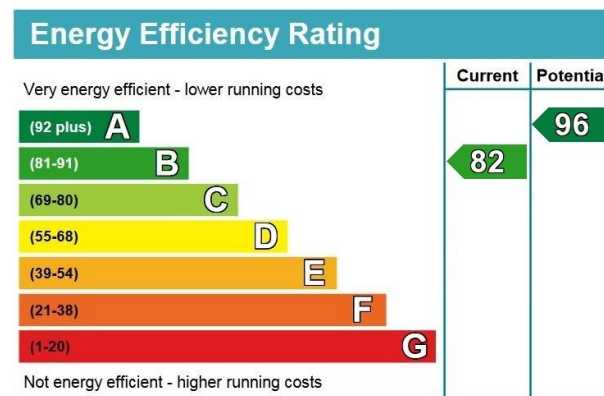


Saddle Way, SP11
Approximate Gross Internal Area = 61.6 sq m / 664 sq ft



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



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.



Saddle Way, Andover

Guide Price £240,000 Freehold

- Hallway
- Kitchen
- Master Bedroom
- Bedroom 2
- Allocated Parking
- Utility Cupboard
- Living Room
- Ensuite Shower Room
- Bathroom
- Enclosed Garden

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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:
*** LOW COST HOME WITH DISCOUNTED MARKET SALE PRICE AT 80% VALUE. APPLICANTS MUST REGISTER WITH TVBC FOR THE DISCOUNTED SALES SCHEME. PLEASE CONTACT AUSTIN HAWK FOR FURTHER DETAILS ***
Austin Hawk are delighted to offer this modern terraced house built in 2016 by Persimmon and located on the edge of the Picket Twenty development close to Harewood Forest. The accommodation comprises hallway with a utility cupboard, cloakroom, kitchen, a living room with French doors to the garden, a master bedroom with ensuite shower room, a second double bedroom and a modern bathroom. Outside there are two allocated parking spaces, visitor parking and an enclosed garden to the rear with a shed.

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:

HALLWAY:
Utility cupboard (currently housing a tumble drier) and doors to:

CLOAKROOM:
Window to front. WC and wash hand basin.

KITCHEN:
Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer and cupboard with wall mounted combi boiler.

LIVING ROOM:
French doors and window to rear garden. Stairs to first floor with understairs storage recess.

FIRST FLOOR LANDING:
Storage cupboard and doors to:

MASTER BEDROOM:
Window to rear and door to:

ENSUITE SHOWER ROOM:
Window to rear. Shower cubicle, wash hand basin and WC.

BEDROOM 2:
Window to front and access to partially boarded loft.

BATHROOM:
Window to front. Panelled bath, wash hand basin and WC.

OUTSIDE:
To the front there is an area of lawn with shrubs and a path to the front door. There are two allocated spaces opposite the house and visitor parking.

REAR GARDEN:
Fully enclosed garden with a patio area adjacent to the house. The remainder is laid to lawn with a path leading to the rear where there is a shed and a side access gate.

TENURE & SERVICES:
Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there is 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.

