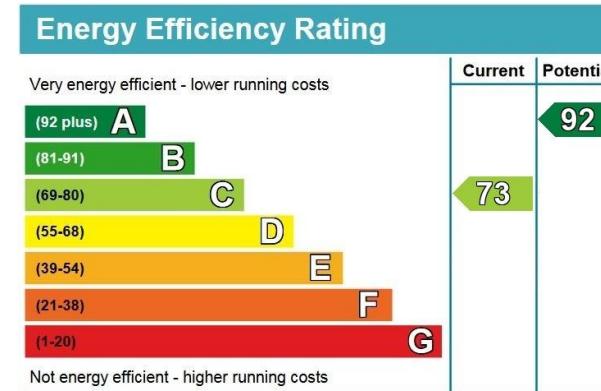


Hamburg Close, SP10
Approximate Gross Internal Area = 65.1 sq m / 604 sq ft



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.

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ESTATE AGENTS



Hamburg Close, Andover

Guide Price £290,000 Freehold

- Entrance Porch
- Living Room
- Two Double Bedrooms
- Two Allocated Parking Spaces
- Close to Amenities
- Cloakroom
- Kitchen/Dining Room
- Bathroom
- Landscaped Rear Garden
- Proximity to Open Countryside

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DESCRIPTION: Extensively updated to a high standard by the current owners, this two-double-bedded, terraced house offers the perfect opportunity to step onto the property ladder. Located at the end of a small cul-de-sac within the heart of the sought-after Saxon Fields development to the north of Andover's town centre, the property benefits from two allocated parking spaces and proximity to numerous local amenities with open countryside almost on the doorstep. Very well presented throughout, the accommodation comprises an entrance porch, a cloakroom, a living room, a kitchen/dining room, two double bedrooms and a bathroom. To the rear is a landscaped, practical, low-maintenance garden.

LOCATION: The location has much to offer; Hamburg Close can be found within the Saxon Fields development on the northern side of Andover off Saxon Way via Keil Drive and Cuxhaven Way. The property is located in the heart of the development with the nearest convenience store nearby, along with a children's playground, sports pitches and protected open green space. Saxon Fields is on a bus route providing easy access both to and from the town centre. Charlton village, with a host of its own local amenities including convenience stores, a public house, church, veterinary practice, plus Charlton Lakeside Leisure Park is a short distance away. Andover's mainline railway station is just beyond Charlton village whilst Anton Lakes Nature Reserve is also on the doorstep, bordering Saxon Fields. 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.

OUTSIDE: The property frontage includes a tarmac driveway with space for one vehicle. A decorative stone chipping border frames the driveway with access to the front door of the property. The second allocated parking space is located to one side of the neighbouring property, whilst there are a number of visitor parking spaces also nearby within the cul-de-sac.

ENTRANCE PORCH: Consumer unit. Door to:

CLOAKROOM: Window to the front. Tiled flooring and half-height tiled walls. Close coupled WC, vanity hand wash basin with cupboard storage below. Heated towel rail.

LIVING ROOM: Modern, contemporary living room with a front aspect. Stairs to the first floor. Understairs recess space converted to include fitted cupboards, extending to a media wall with recess space for a television and speaker. Door to:

KITCHEN/DINING ROOM: Window to the rear and French doors opening out to the rear garden. A range of eye and base level cupboards and drawers with worksurfaces over and subway tiled splashbacks. One and a half bowl, stainless steel sink and drainer, inset gas hob with a stainless-steel splashback, an extractor over and an oven/grill below. Integrated dishwasher, space and plumbing for a washing machine and space for a fridge/freezer. Wall-mounted gas combi boiler.

FIRST FLOOR LANDING: Access to a partially boarded loft space. Door to a built-in, shelved storage cupboard. Doors to:

BEDROOM ONE: Double bedroom with a window to the rear. Wall to wall fitted wardrobe storage. Radiator.

BEDROOM TWO: Double bedroom with a window to the front. Double doors to a fitted storage cupboard alongside doors to a range of floor to ceiling fitted storage cupboards.

BATHROOM: Modern, contemporary bathroom with fully tiled walls. Panelled bath with a mixer shower attachment over. Concealed cistern WC, vanity hand wash basin with cupboard storage below. Heated towel rail.

REAR GARDEN: Fully landscaped, practical, low-maintenance rear garden with composite decking adjacent to the rear of the property. Retaining walls and steps up to an area of artificial lawn with a garden shed.

TENURE & SERVICES: Freehold. Mains drainage, water, gas and electricity are connected. Gas 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.

