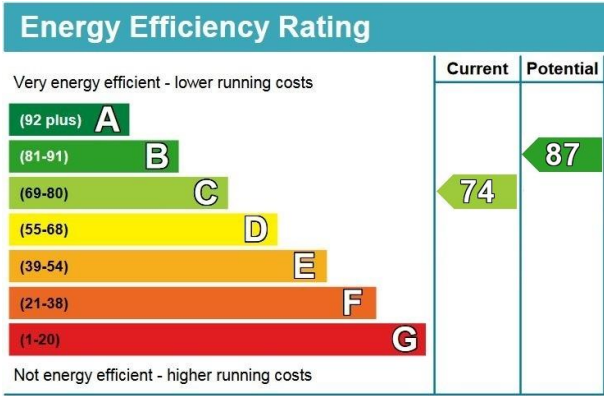




Millstream Close, Andover

Guide Price £330,000



- Entrance Porch & Hallway

• Kitchen/Breakfast Room

• 3 Bedrooms

• Rear Garden

• Generous Driveway Parking
- Sitting Room

• Conservatory

• Family Bathroom

• Garage

• Cul-De-Sac Location

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 extended three-bedroom semi-detached property situated in a quiet Cul-De-Sac location, within walking distance of the town centre and benefitting from backing onto Rooksbury Mill Park. The spacious accommodation comprises inner lobby, sitting room, kitchen/breakfast room, conservatory, three bedrooms and a family bathroom. Outside, the property offers a fully enclosed garden to the rear and access to the garage and generous driveway parking.

LOCATION:
Millstream Close is within walking distance of Anton School, Watermills Park, Rooksbury Mill Nature Reserve, the village of Upper Clatford and the town centre. 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:
Front door into:

ENTRANCE PORCH:
Front aspect and door to:

SITTING ROOM:
Dual front aspect. Understairs storage cupboards, feature fireplace with electric fire and mantle. Stairs to first floor and door to:

KITCHEN/BREAKFAST ROOM:
Dual rear aspect. Contemporary range of eye and base level cupboards and drawers with wood effect work surface over and inset stainless steel sink with drainer. Inset electric hob with extractor over and oven below. Space and plumbing for washing machine, dishwasher and American style fridge/freezer. Cupboard housing wall mounted comb boiler (installed 2 years ago), breakfast bar area and door to:

CONSERVATORY:
Triple aspect with door to garden.

FIRST FLOOR LANDING:
Access to fully boarded loft, airing cupboard with shelving, fitted wardrobe cupboards and further storage cupboard. Doors to:

BEDROOM 1:
Dual aspect and fitted overstairs storage cupboard.

BEDROOM 2:
Rear aspect.

BEDROOM 3:
Front aspect.

FAMILY BATHROOM:
Rear aspect. Panelled bath with glass shower screen and shower over, vanity wash hand sink unit, stainless steel heated towel radiator, tiled floor and partly tiled walls.

OUTSIDE:
To the front of the property, there is generous driveway parking, a path to the front door and gated access to the rear garden.

GARAGE:
Up and over door, power and light.

REAR GARDEN:
Patio area adjacent to the property with the remainder laid to lawn and private gated access to Rooksbury Mill Park. Fully enclosed by fencing and a side access door to garage.

TENURE & SERVICES:
Freehold. Mains water, drainage, 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.

