

Halter Way, SP11
Approximate Gross Internal Area = 68.4 sq m / 736 sq ft

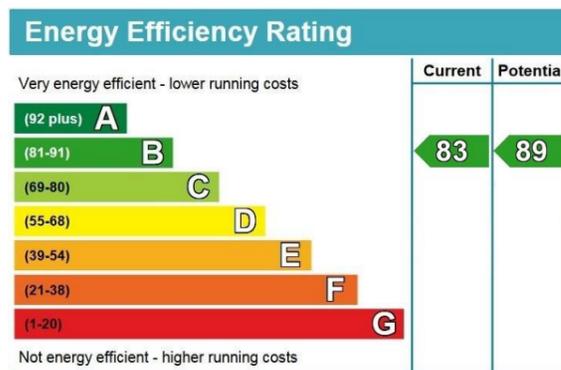


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Halter Way, Andover

Guide Price £300,000 Freehold



- Hallway
- Living Room
- 3 Bedrooms
- Enclosed Garden
- Kitchen
- Cloakroom
- Bathroom
- 2 Parking Spaces

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 end of terrace house is located on the popular Picket Twenty development close to local amenities and countryside walks. The accommodation is arranged on three floors and comprises hallway with stairs to the first floor, a kitchen with open plan access to a living room which benefits from French doors to the garden, a cloakroom, two first floor bedrooms with a bathroom and a top floor master bedroom with eaves storage. Outside there is a low maintenance garden with gated access to two parking spaces.

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:

Stairs to first floor, coat hanging and door to:

KITCHEN:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset induction hob with extractor over and eye level double oven/microwave. Integral dishwasher and fridge/freezer. Space and plumbing for washing machine and open access to:

LIVING ROOM:

French doors to garden. Understairs storage recess and door to:

CLOAKROOM:

WC and wash hand basin.

FIRST FLOOR LANDING:

Stairs to second floor and doors to:

BEDROOM 2:

Window to rear.

BEDROOM 3:

Windows to front and a recess for wardrobe storage.

BATHROOM:

Window to side. Panelled bath with shower attachment, wash hand basin, WC and heated towel rail.

SECOND FLOOR LANDING:

Fitted cupboard with access to eaves storage. Door to:

BEDROOM 1:

Velux windows to front and rear.

OUTSIDE:

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

REAR GARDEN:

The rear garden is fully enclosed with a brick wall and fencing. Patio area adjacent to the house with an outside tap and extending to a path leading to the rear access gate. The remainder is laid to artificial lawn bordered by sleepers. There are two parking spaces to the rear.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there is an additional estate charge of approximately £250 p/a.

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.

