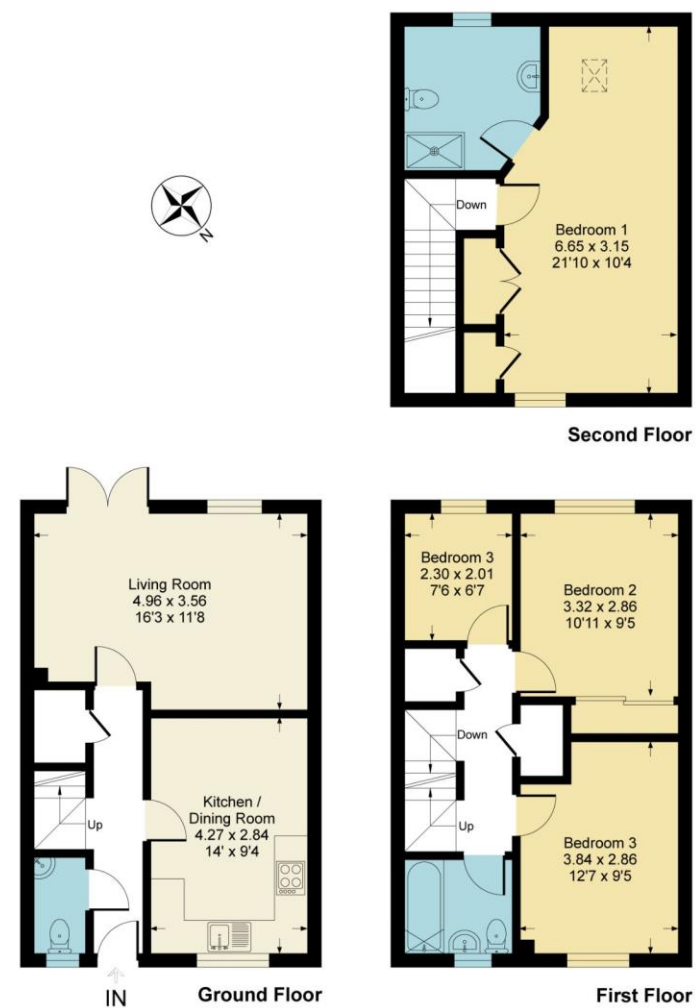


Stalls Road, SP11
Approximate Gross Internal Area = 112.1 sq m / 1207 sq ft



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



Stalls Road, Andover

Guide Price £375,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- No Onward Chain
- Redecorated & Recarpeted Throughout
- Master Bedroom Suite
- Living Room & Kitchen/Dining Room
- Garage & Allocated Parking Spaces

- Immaculate Condition Throughout
- Sunny Aspect Rear Garden
- Three Further Bedrooms
- Family Bathroom
- Proximity to Schools & Amenities

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: Available to the property market with No Onward Chain, this deceptively spacious four-bedroomed town house is located within Andover's Picket Twenty development with access to numerous amenities including schools catering for all age groups, open countryside along with the transport network. The property benefits from two allocated parking spaces plus a garage. The accommodation in immaculate condition following extensive redecoration, including new carpets, is arranged over three floors, with the ground floor comprising an entrance hallway, a cloakroom, a kitchen/dining room and a living room, whilst the first floor provides three bedrooms, two of which are doubles, along with the family bathroom. The second floor is set aside entirely for the master bedroom suite. Outside to the rear is an enclosed, low-maintenance garden. Viewing is a "must" to fully appreciate the "as new" condition that this property offers.

LOCATION: Stalls Road can be found towards the southern edge of the Picket Twenty development, which borders Harewood Forest with access to public footpaths and open countryside nearby. Picket Twenty, on Andover's eastern edge, has a range of amenities which include Pilgrims Cross Primary school, Busy Bees Day Nursery, a community hall, a Co-Op store, an Urban Park and extensive sports pitches. Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre. Andover's 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 allocated parking and garage are located to the left of the property. A path leads to the front door alongside mature box hedging, with a separate path to the right-hand side of the property providing gated access into the rear garden with a patio adjacent to the rear of the property along with an area of lawn.

ENTRANCE HALLWAY: Stairs to the first floor. Door to a built-in, understairs storage cupboard housing the consumer unit and electric meter. Radiator.

CLOAKROOM: Window to the front. Half tiled walls, close-coupled WC, pedestal hand wash basin and a radiator.

KITCHEN/DINING ROOM: Window to the front. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset one and a half bowl stainless-steel sink and drainer, inset gas hob with an extractor over and a double oven/grill below. Integrated dishwasher, space for a fridge/freezer, space and plumbing for a washing machine. Cupboard housing a wall-mounted gas boiler, radiator and space for dining.

LIVING ROOM: Good-sized, rear-aspect living room with French doors providing access into the rear garden. Radiators.

FIRST FLOOR LANDING: Stairs to the second floor. Door to a built-in airing cupboard housing an unvented hot water cylinder. Door to a built-in, shelved storage cupboard. Doors to:

BEDROOM TWO: Double bedroom with a window to the rear. Double mirrored sliding doors to built-in wardrobe storage. Radiator.

BEDROOM THREE: Front aspect double bedroom. Radiator.

BEDROOM FOUR: Single bedroom with a window to the rear. Radiator.

FAMILY BATHROOM: Window to the front. Fully tiled bath enclosure with a panelled bath and shower over. Close-coupled WC, pedestal hand wash basin and a heated towel rail.

MASTER BEDROOM SUITE: Occupying all of the second floor, an expansive dual-aspect double bedroom with a window to the front and a velux window to the rear. Double doors to built-in wardrobe storage along with a separate low-level door to a large built-in storage cupboard. Radiators. Door to:

ENSUITE SHOWER ROOM: Good-sized ensuite shower room with a window to the rear. Corner shower enclosure, close-coupled WC, pedestal hand wash basin and a heated towel rail.

TENURE & SERVICES: Freehold. Mains drainage, water, gas and electricity are connected. Gas central heating to radiators. Estate Management fee of £225 per annum.

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.

