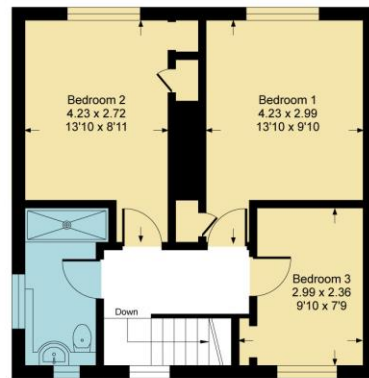


**Sheep Fair, SP10**

Approximate Gross Internal Area = 93.5 sq m / 1007 sq ft  
 Approximate Shed Internal Area = 4.2 sq m / 46 sq ft  
 Approximate Total Internal Area = 97.7 sq m / 1053 sq ft



First Floor



Ground Floor



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



**Sheep Fair, Andover**

**Guide Price £325,000 Freehold**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>71</b>
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

- No Onward Chain
- Good-Sized Living Room
- Side Lobby & Utility Cloakroom
- Shower Room
- Close to Schools & Amenities
- Entrance Porch
- Open Plan Kitchen/Dining Room
- Three Bedrooms
- Good-Sized Rear Garden
- Proximity to Open Countryside

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 semi-detached house benefits from an excellent location within an established residential area which is close to town centre amenities, schools and open countryside. The accommodation comprises an entrance porch, a very good-sized living room, a triple aspect, open-plan kitchen/dining room, a utility room incorporating a cloakroom, three bedrooms and a family shower room. A particular feature of the property is the garden to the rear, which stretches back in excess of eighty feet and includes two garden sheds.

**LOCATION:** 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. Sheep Fair can be found off Bell Road, just off London Road, on the south-eastern side of Andover. The location offers good access to the town centre, excellent proximity to local schools catering for all age groups, along with the nearby historic Ladies Walk giving footpath access to open countryside, Harewood Forest and the Test Valley beyond.

**OUTSIDE:** Sheep Fair is an expansive cul-de-sac with an attractive communal lawned frontage of which the layout provides ample parking for residents and visitors alike. Two pathways lead to the property, either side of a low-maintenance front garden with pea-shingle and a herbaceous border. One path leads to an external side door with the other leading to the front door of the property.

**ENTRANCE PORCH:** Window to the front and to one side. Slate tiled flooring. Wall-mounted electric fan heater. Part-glazed door into:

**LIVING ROOM:** A very good-sized living room with a window to the rear. Stairs to the first floor. Inset living flame gas fire set on a marble hearth with matching surround and a moulded decorative mantle. Fitted shelving to one side of the chimney breast. Low-level door to a built-in, understairs storage cupboard. Part-glazed internal door to:

**KITCHEN/DINING ROOM:** Open-plan kitchen/dining room with the kitchen arranged to the front and including a range of eye and base-level cupboards and drawers with worksurfaces over and subway tiled splashbacks. Inset one and a half bowl sink, inset five-burner gas hob with an extractor over, built-in, eye-level oven/grill and an integrated dishwasher. Space and plumbing for a washing machine and space for an American-style fridge freezer. The dining space is arranged to the rear with French doors opening out to the rear garden. External side door to:

**SIDE LOBBY:** External door to the front. Internal door to:

**UTILITY/CLOAKROOM:** Window to the rear. Close-coupled WC and pedestal hand wash basin. Space for appliances.

**LANDING:** Window to the front. Loft access. Doors to:

**BEDROOM ONE:** Window to the rear. Doorway and a separate door to built-in wardrobe storage. Radiator.

**BEDROOM TWO:** Double bedroom with a window to the rear. Door to a built-in wardrobe cupboard. Radiator.

**BEDROOM THREE:** Good-sized single bedroom with a window to the front. Doorway to built-in wardrobe storage. Radiator.

**SHOWER ROOM:** Dual aspect shower room with a window to the front and to the side. Tiled flooring. Double walk-in shower enclosure, concealed cistern WC, vanity hand wash basin with cupboard storage below. Vanity top with shelved storage space below. Heated towel rail.

**REAR GARDEN:** Terraced rear garden with scope for landscaping. Patio adjacent to the rear of the property with low-level retaining sleepers forming raised flower and herbaceous borders. Brick-built garden store with adjoining WC and an external tap. Steps up to an area of lawn and retaining granite stone border and further steps up to an additional lawn, patio and a second garden shed. Retaining sleepers up to an area of fallow ground. Gated rear access.

**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.

