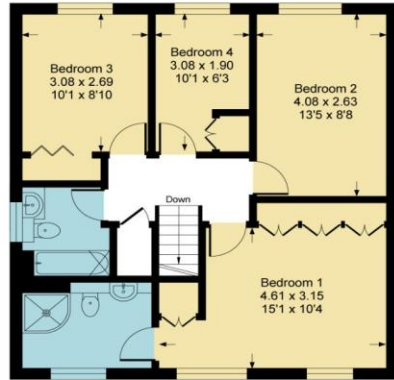


Georgia Close, SP10

Approximate Gross Internal Area = 114.5 sq m / 1233 sq ft
 Approximate Outbuilding Internal Area = 7.2 sq m / 78 sq ft
 Approximate Total Internal Area = 121.7 sq m / 1311 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



Georgia Close, Andover

Guide Price £495,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- HALLWAY
- SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- MASTER BEDROOM SUITE
- DRIVEWAY

- CLOAKROOM
- DINING ROOM
- UTILITY
- 3 FURTHER BEDROOMS
- ATTRACTIVE GARDEN

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:

This four-bedroom detached home is situated on the popular Anna Fields development, within catchment for well-regarded local schools. The property has been recently improved by the current owners, benefiting from triple glazing, new front and rear doors, a replacement boiler, and a modern kitchen. The well-presented accommodation comprises an entrance hallway, cloakroom, sitting room, dining room, kitchen/breakfast room, and utility room. To the first floor there is a principal bedroom with en-suite shower room, three further bedrooms, and a family bathroom. To the front, the property offers driveway parking for two vehicles leading to an integral garage with electric door, while to the rear there is an attractive, partly walled, south-facing garden.

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.

ACCOMMODATION:

Canopy porch with front door into:

HALLWAY:

Stairs to first floor, door to garage and doors to:

CLOAKROOM:

WC and wash hand basin.

DINING ROOM:

Bay window to front.

SITTING ROOM:

Bay to rear with French doors to garden.

KITCHEN/BREAKFAST ROOM:

Window and door providing access to the rear garden. Recently re-fitted with a stylish shaker-style range of eye and base level units, complemented by quartz work surfaces and an inset stainless steel sink with drainer. Features include an inset electric hob with extractor over, integrated eye-level oven, dishwasher, and fridge freezer.

UTILITY:

Recently fitted with a range of eye and base level cupboards with work surfaces over, incorporating an inset stainless steel sink and drainer. Space and plumbing for a washing machine, along with a heated towel radiator.

FIRST FLOOR LANDING:

Loft access and airing cupboard with hot water tank and shelving. Doors to:

MASTER BEDROOM:

Windows to front. Fitted wardrobe cupboards and drawers offering generous storage. Door to:

ENSUITE SHOWER ROOM:

Window to front. Shower cubicle, and vanity cupboards with wash hand basin and WC.

BEDROOM 2:

Window to rear.

BEDROOM 3:

Window to rear and fitted wardrobe cupboards.

BEDROOM 4:

Window to rear and fitted wardrobe cupboard.

BATHROOM:

Window to side. Panelled bath with rainfall shower over, vanity unit with wash hand basin and WC, heated towel rail.

OUTSIDE:

To the front there is an area extending round to the side that is part gravelled and part with bark chippings and shrubs. A gate to the side leads to the rear garden and a driveway offers parking for two cars and access to:

GARAGE:

Single integral garage with a recently installed electric door, now thoughtfully converted to provide storage to the front and a utility area to the rear.

REAR GARDEN:

Attractive south facing garden which is partly walled. Patio area adjacent to the house leading to an area of lawn with shrubs and gravelled borders.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

