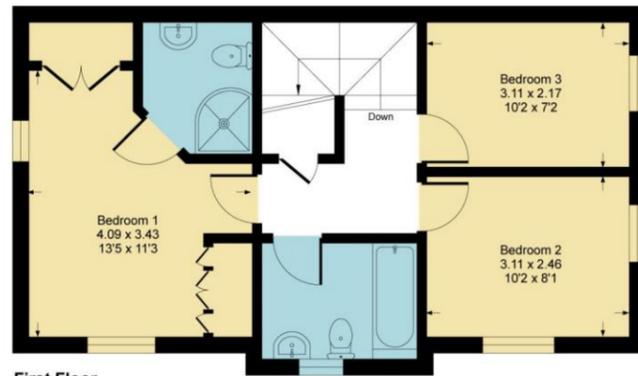


Levy Road, SP11
Approximate Gross Internal Area = 92.1 sq m / 992 sq ft



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



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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ESTATE AGENTS



Levy Road, Andover

Guide Price £380,000 Freehold

- Entrance Hall
- Living Room
- Master Bedroom
- 2 Further Double Bedrooms
- Driveway Parking
- Cloakroom
- Kitchen/Dining Room
- Ensuite Shower Room
- Bathroom
- Attractive Garden

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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION:

Offering well presented accommodation, this detached house occupies a corner plot on the edge of the Picket Twenty development. The accommodation comprises a spacious entrance hall with stairs to the first floor, a cloakroom, living room with a bay window, a contemporary kitchen/dining room with an island and integral appliances, master bedroom with fitted wardrobes and an ensuite shower room, two further double bedrooms and a modern bathroom. Outside there is driveway parking to the front and an attractive garden to the rear with a covered seating area.

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:

ENTRANCE HALL:

Stairs to first floor, shelved storage cupboard and doors to:

CLOAKROOM:

WC and wash hand basin.

LIVING ROOM:

Window to front and bay window to side. Media wall with TV recess and modern electric fire.

KITCHEN/DINING ROOM:

Double aspect with French doors to rear garden. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Island/breakfast bar with inset ceramic hob and wine fridge. Eye level double oven, integral fridge/freezer, washing machine and dishwasher. Cupboard with wall mounted boiler.

FIRST FLOOR LANDING:

Loft access, airing cupboard with hot water tank and doors to:

MASTER BEDROOM:

Double aspect with generous fitted wardrobe cupboards and door to:

ENSUITE SHOWER ROOM:

Shower cubicle, wash hand basin, WC and heated towel rail.

BEDROOM 2:

Windows to front and side.

BEDROOM 3:

Window to side. Currently used as an office.

BATHROOM:

Window to front. Panelled bath, wash hand basin and WC.

OUTSIDE:

To the front there is driveway parking for two cars and gated access to:

REAR GARDEN:

Patio area adjacent to the house which extends via a path to the side with raised beds and leading to a garden shed. The remainder is laid to lawn with a covered seating/dining area.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. The estate charge is £214.47 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.

