

EVERY
STEP OF
THE WAY

PROPERTY GROUP

Augusta Park

Andover



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Every Step of The Way Property Group is delighted to bring to the market this spacious three bedroom property offering approximately 1,260 square feet of accommodation, which is well presented and offers good living space with the added benefit of a large conservatory. The property enjoys a fully hard landscaped garden with privacy. A gate leads to the rear where there is a single garage and parking. Located in the popular Andover development of Augusta Park.



Accommodation

The property is approached via an entrance hallway which leads through to the kitchen, cloakroom, sitting room/dining room, and there are stairs leading to the first floor. The kitchen faces the front aspect of the property and has been attractively fitted with white gloss modern cabinets and complementing grey work surfaces and stainless-steel oven and extractor fan. The cloakroom has been attractively fitted with white gloss sanitary and a modern and contemporary style. The sitting room/dining room is lovely and spacious and centres onto a feature fireplace and leads through to the large conservatory. The conservatory is also lovely and spacious and is currently being used as an extra sitting area and office. The entire downstairs accommodation is exceptionally light and airy and also boasts attractive wooden flooring extending through the entire downstairs area.



Upstairs there are three bedrooms, the master bedroom benefits from an ensuite. The ensuite shower room has been fitted with white gloss sanitary ware and contrasting ceramic tiling and the main bathroom that serves the other two bedrooms is also attractively fitted to a modern style.





Outside

To the front of the property there is a small outside landscaped garden area with a path that leads to the main entrance. The rear garden has been fully hard landscaped making it maintenance free and offers a degree of privacy. A gate leads to the rear where there is a garage and parking allocated to the property.





Summary of features

Spacious three bedroom property * Offering approximately 1,260 square feet of accommodation * Well-presented throughout * Excellent living accommodation with the added benefit of a conservatory * Fully hard landscaped garden * Attractively fitted with white gloss modern cabinets and complementing grey work surfaces * Modern white gloss bathroom suites * Located in the popular Andover development of Augusta Park * Andover offers a range of shopping, educational and recreational facilities * The mainline railway station runs a direct route to London's Waterloo in just over an hour



General information

Utilities – Mains gas, electric, water and drainage

EPC rating – C

Council – Test Valley

Tax banding – D

Tenure – Freehold

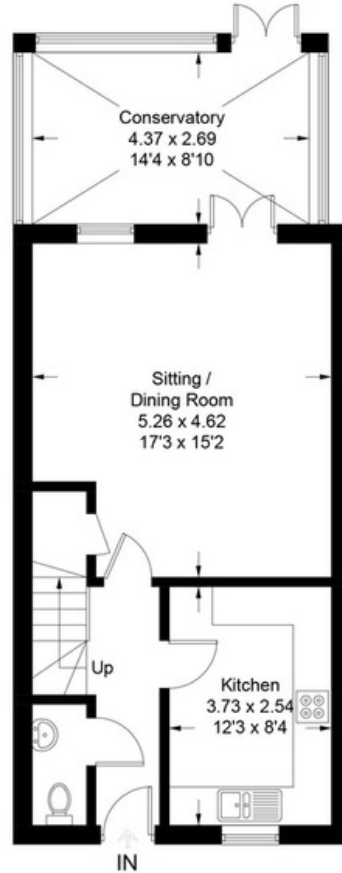




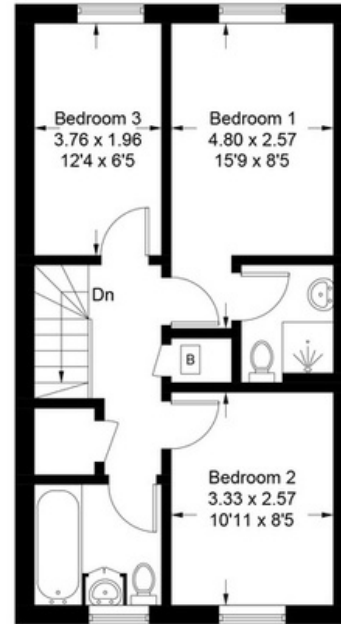
Location

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. The Augusta Park development boasts many local amenities including schools, a nursery, a Co Op convenience store, fast food outlets and East Anton sports ground with Harmony Woods Nature Reserve just beyond. The popular Finkley Down Farm Park is also nearby. The development borders open countryside and the nearby village of Smannell with its public house a short distance away.

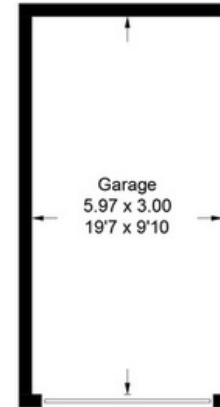
Approximate Gross Internal Area = 99.3 sq m / 1069 sq ft
Garage = 17.8 sq m / 191 sq ft
Total = 117.1 sq m / 1260 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.

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