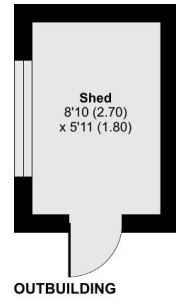
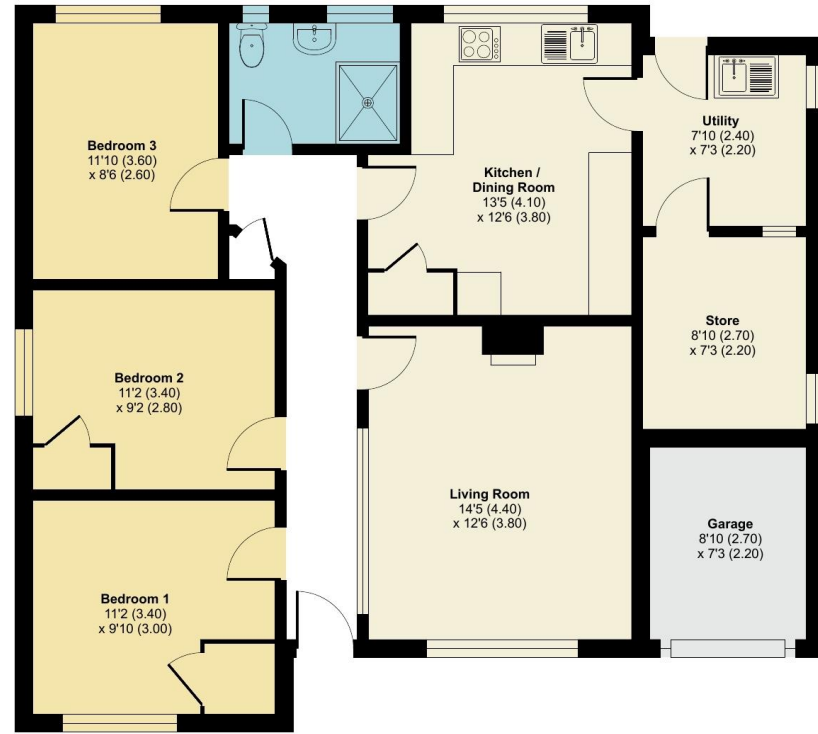


The Drove, Andover, SP10

Approximate Area = 959 sq ft / 89 sq m
 Garage = 64 sq ft / 5.9 sq m
 Outbuilding = 52 sq ft / 4.8 sq m
 Total = 1075 sq ft / 99.7 sq m
 For identification only - Not to scale



OUTBUILDING



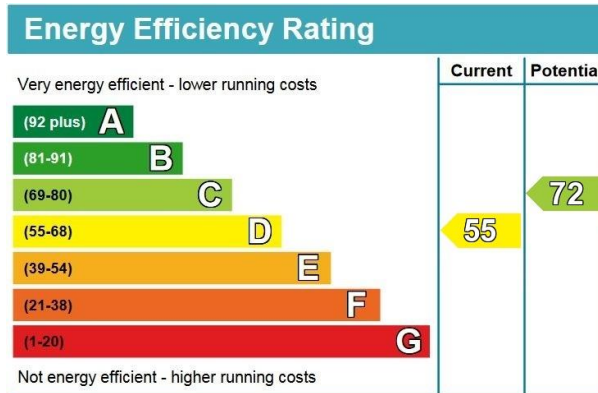
GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1141895 



The Drove, Andover

Guide Price £425,000 Freehold



- No Onward Chain
- Living Room
- Utility Room & Storeroom
- Shower Room
- Planning Permission for Rear Extension

- Entrance Hallway
- Kitchen/Dining Room
- Three Bedrooms
- Driveway & Garage
- Close 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: Set back within a good-sized plot, this three-bedroomed, detached bungalow benefits from a location within an established residential area, close to numerous amenities. Available to the property market with No Onward Chain, the accommodation comprises a hallway, living room, kitchen, utility room, three bedrooms and a shower room as well as an integral garage. Outside, there are low maintenance gardens to both the front and the rear with generous driveway parking available at the front of the property. Full planning permission has been granted for a single storey rear extension, details of which are available online via Test Valley Borough Council's planning applications web page ref 23/00221/FULLN.

LOCATION: Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre as well as numerous nearby notable tourist attractions. 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 property is located on The Drove, just south of its junction with Tollgate Road and Shakespeare Avenue. The location is close to many local amenities, including both primary and secondary schools, various convenience stores, a pharmacy, a fruit & veg retailer, various fast-food outlets, a supermarket, a renowned bakery and fish and chip shop. Andover's mainline railway station is a short distance away, as is the hospital and Charlton village, which has a host of further local amenities.

ACCOMMODATION: Front door into:

HALLWAY: Loft access, cloaks cupboard and doors to:

LIVING ROOM: Window to front. Open fireplace with tiled hearth and surround (currently boarded) and fitted corner unit.

KITCHEN/DINING ROOM: Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset electric hob and eye level oven. Integral dishwasher, wall mounted boiler, airing cupboard and door to:

UTILITY ROOM: Window to side and door to garden. Space and plumbing for washing machine and tumble drier, power, light and door to storeroom.

BEDROOM 1: Window to front and fitted wardrobe cupboard.

BEDROOM 2: Window to side and fitted wardrobe cupboard.

BEDROOM 3: Window to rear.

SHOWER ROOM: Window to rear. Shower, wash hand basin and WC.

OUTSIDE: To the front there is an area of lawn with a low retaining wall and a block paved driveway offering parking for up to six cars and access to the GARAGE (part of which has been converted into a store). A path at the side leads to:

REAR GARDEN: The secluded and walled rear garden is a particular feature of the property. There is a walled patio area adjacent to the house with an outside tap and access to an area of lawn with mature shrubs and trees.

TENURE & SERVICES: Freehold. Mains water, drainage, 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.

