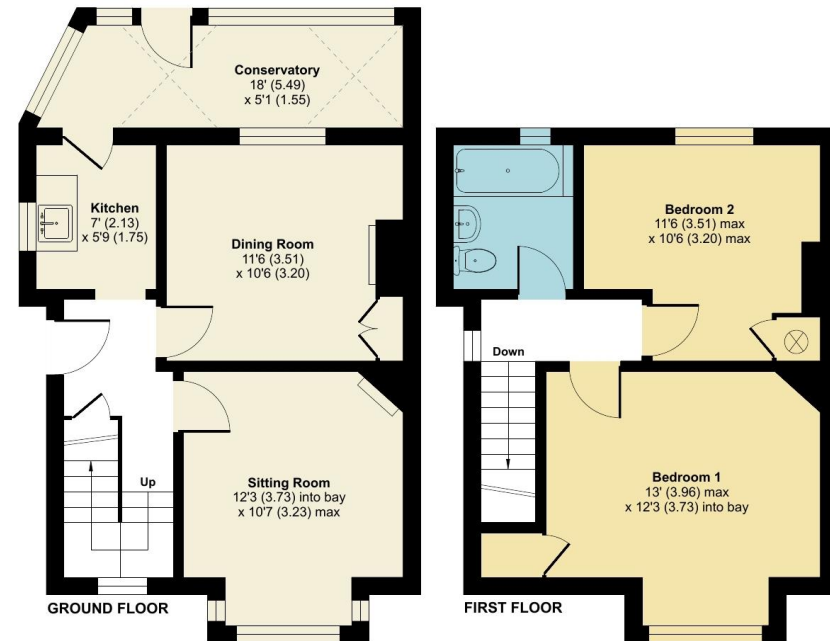




The Drove, Andover, SP10

Approximate Area = 838 sq ft / 77.8 sq m
For identification only - Not to scale

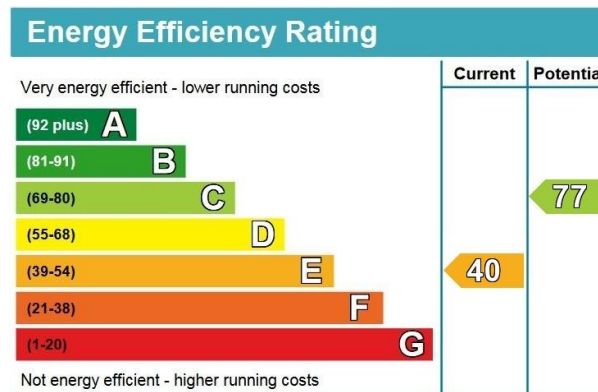


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1181406



The Drove, Andover

Guide Price £240,000 Freehold



- No Onward Chain
- Entrance Hallway
- Kitchen
- Bathroom
- Driveway Parking & Gardens

- Scope for Full Renovation
- Two Reception Rooms
- Conservatory
- Two Double Bedrooms
- Close to Numerous 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: A semi-detached house with an excellent location offering scope for complete renovation, upgrade and potential reconfiguration. Available to the property market with No Onward Chain, the accommodation currently comprises an entrance hallway, two good-sized reception rooms, a kitchen, a rear aspect conservatory, two double bedrooms and a bathroom. Outside, there is block paved driveway parking to the front for two vehicles, whilst to the rear, a good-sized garden also has scope for re-design.

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 Drove can be found off Weyhilll Road, the original route west out of Andover. The location is close to many local amenities, including schools catering for all age groups, convenience stores, an independent fruit & veg retailer, various fast-food outlets, a supermarket, a renowned bakery and fish and chip shop. Andover's mainline railway station is less than a mile away, as is the hospital and Charlton village, with a host of further local amenities.

OUTSIDE: The property fronts onto The Drove and the blocked paved driveway forms most of the front garden with an area of original lawn and mature hedging to one side. A path continues from the driveway to one side of the property, leading onto the rear garden. The "front" door to the property is at the side, under a canopy porch and leads into:

ENTRANCE HALLWAY: Stairs to first floor with a window to the front. Door to built-in, understairs storage cupboard. Wall mounted electric storage heater, electric meter and consumer unit.

SITTING ROOM: Box Bay window to the front. Wall mounted electric storage heater. Original open fireplace with a decorative tiled hearth, matching surround and mantle.

DINING ROOM: Rear aspect dining room with a window overlooking the conservatory at the rear of the property. Wall mounted electric storage heater. Original open fireplace with a decorative tiled hearth and matching surround and timber mantle. Door to fitted, shelved storage cupboard in recess to one side of the chimney breast.

KITCHEN: Dual aspect kitchen with a window to the side and an external door accessing the conservatory to the rear. Currently, a stainless-steel sink and drainer and space for appliances.

CONSERVATORY: Rear aspect conservatory spanning the rear of the property with clay tiled flooring. External door to the rear garden.

BEDROOM ONE: Double bedroom with a box bay window to the front. Door to built-in wardrobe cupboard. Electric wall mounted storage heater. Original feature open fireplace with a decorative tiled surround.

BEDROOM TWO: Rear aspect double bedroom. Electric wall mounted storage heater. Door to built-in airing cupboard housing hot water cylinder.

BATHROOM: Window to the rear. Currently comprising a panelled bath, low level WC, pedestal hand wash basin and a wall mounted electric heater.

REAR GARDEN: Small patio area adjacent to the rear of the property. The remainder of the rear garden is laid to what would have been an original lawn and mature shrubs and hedging. A path to one side of the property leads to a garden shed. Path to the side of the property leading to the front garden and driveway.

TENURE & SERVICES: Freehold. Mains water, drainage, gas (assumed given the plumbing to the gas fire in the dining room) and electricity are connected. Electric heating via storage heaters.

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.

