

**Eardley Avenue, SP10**  
Approximate Gross Internal Area = 87.7 sq m / 944 sq ft  
Approximate Garage Internal Area = 11.1 sq m / 120 sq ft  
Approximate Outbuilding Internal Area = 15.7 sq m / 170 sq ft  
Approximate Total Internal Area = 114.5 sq m / 1234 sq ft

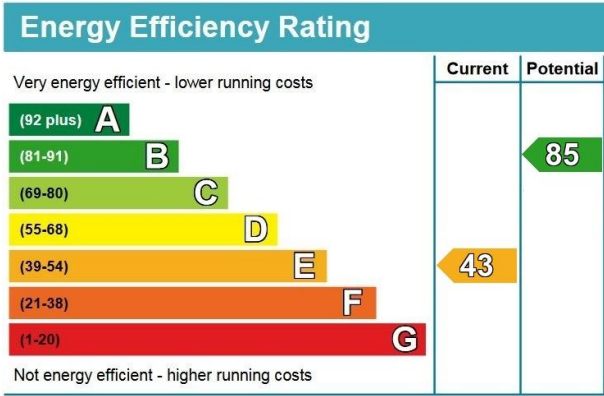


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Eardley Avenue, Andover

Offers Over £340,000 Freehold



- Hallway
  - Dining Room
  - Lean-To
  - Bathroom
  - Garage
- Living Room
  - Kitchen
  - 3 Bedrooms
  - Driveway Parking
  - Large 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.





### DESCRIPTION:

This property has a potential development opportunity SUBJECT TO PLANNING PERMISSION. Standing on a large corner plot in an established residential road, this detached bungalow is offered for sale with no onward chain. The accommodation offers scope for improvement and currently comprises entrance hall with storage and leading to a double aspect living room with a feature fireplace. Open access from the living room leads into the double aspect dining room which benefits from parquet flooring. The kitchen has some cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. This leads to a lean-to/conservatory which overlooks the garden. The three bedrooms are located to the rear of the bungalow, two of which benefit from fitted wardrobe cupboards. There is also a bathroom.

### OUTSIDE:

To the front there is generous driveway parking leading to a single garage with up and over door and a personal door to the garden. The gardens are a particular feature of this property and extend to the front and rear. Mainly laid to lawn with mature shrubs, three sheds and a greenhouse.

### 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.

### TENURE & SERVICES:

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

Access the secure online bidding process via [pattinson.co.uk](http://pattinson.co.uk)

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.

