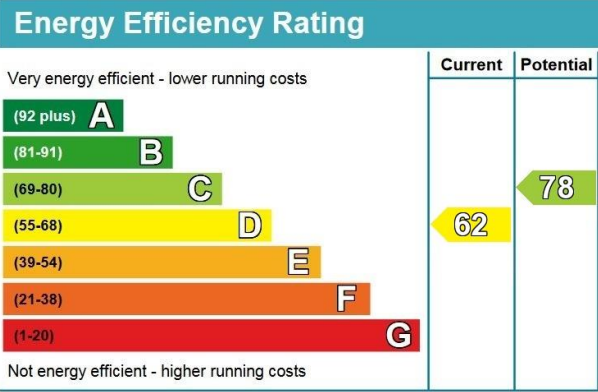


Farrs Avenue, SP10
Approximate Gross Internal Area = 91 sq m / 980 sq ft
Approximate Garage Internal Area = 12.5 sq m / 135 sq ft
Approximate Garage Internal Area = 6.4 sq m / 69 sq ft
Approximate Total Internal Area = 109.9 sq m / 1184 sq ft



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



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.



Farrs Avenue, Andover

Guide Price £445,000 Freehold

- Entrance Hallway

• Kitchen

• Utility Room & Cloakroom

• Bathroom

• Attractive Mature Rear Garden
- Living Room & Dining Room

• Conservatory

• Three Bedrooms

• Garage & Driveway Parking

• Proximity to Schools & Amenities



DESCRIPTION: Constructed in 1936, this three-bedroomed detached house has a quiet location within one of Andover's most established residential areas. The property benefits from proximity to schools catering for all age groups as well as Andover's town centre amenities, whilst open countryside is also a short distance away. The accommodation, very well presented throughout, comprises an entrance hallway, a living room, a dining room leading to a conservatory, a kitchen with an adjoining utility room and cloakroom, three bedrooms and a bathroom. Outside, the property frontage includes driveway parking leading to a detached garage with power and lighting, whilst to the rear is a delightful, practical, mature garden.

LOCATION: The location has much to offer, with the property located on Farris Avenue, which links Leigh Road with South View Gardens on the south side of Andover's town centre, which is just a short distance away. Also, nearby are pre-school, primary and secondary schools, as well as the historic Ladies Walk, which provides footpath access to nearby open countryside, Harewood Forest and the Test Valley beyond. 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.

OUTSIDE: The property frontage is mainly set aside to driveway parking with an area of lawn to one side of the driveway along with mature flower and shrub borders. The driveway extends to one side of the property and leads to the garage with an up-and-over door.

ENTRANCE HALLWAY: Stairs to the first floor. Door to a built-in understairs storage cupboard with a window to the side housing utility meters and the consumer unit. Radiator.

LIVING ROOM: Bay window to the front. Living flame gas fire set within an original open fireplace on a tiled hearth with matching surround and a timber mantle. Radiator.

DINING ROOM: Rear aspect dining room with French doors accessing the conservatory. Laminate flooring. Radiator.

KITCHEN: Galley-style kitchen with a window to one side. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, inset gas hob with extractor over. Built-in, eye-level oven/grill, integral dishwasher and undercounter fridge. Wall-mounted gas boiler. Radiator. Door to:

UTILITY ROOM: Dual-aspect utility room with an external door leading out to the side of the property and a window to the opposite side facing into the conservatory. Space and plumbing for a washing machine and space for a fridge freezer. Door to:

CLOAKROOM: Window to the rear. Close-coupled WC and hand wash basin.

FIRST FLOOR LANDING: Window to the side. Access to a partially boarded loft via a pull-down loft ladder.

BEDROOM ONE: Bay window to the front with views to Ladies Walk and Andover's Golf Course. Doors to extensive built-in wardrobe storage. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Door to a built-in airing cupboard with shelving housing a hot water cylinder. Radiator.

BEDROOM THREE: Good-sized, rear aspect single bedroom. Radiator. Currently used as an office.

BATHROOM: Window to the front. Fully tiled walls. Panelled bath with an electric shower over and a mixer shower attachment. Close-coupled WC, pedestal hand wash basin and a heated towel rail.

REAR GARDEN: Attractive, mature rear garden stretching back to a length of in excess of eighty feet. Patio adjacent to the rear of the property with gated side access to the driveway directly in front of the garage. Beyond the patio is an area of lawn with a path to one side and mature hedging. The path leads to a garden shed plus a separate lawned area with retaining walls and raised flower and herbaceous borders, mature fruit and ornamental trees. There is an additional patio area towards the rear of the garden which includes a greenhouse.

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

