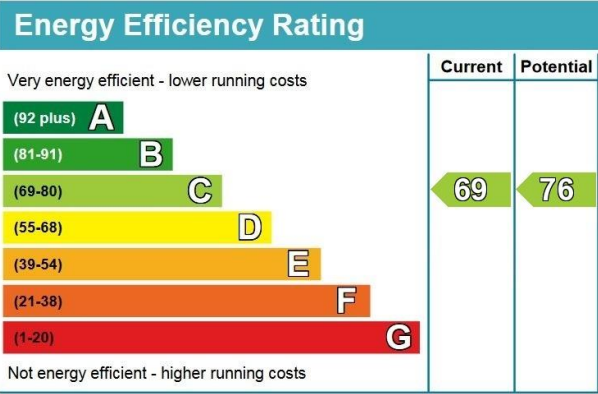


**Eardley Avenue, SP10**  
Approximate Gross Internal Area = 69.4 sq m / 748 sq ft  
Approximate Gross Garage Internal Area = 13 sq m / 140 sq ft  
Approximate Gross Total Internal Area = 82.4 sq m / 888 sq ft



Ground Floor

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.



**Eardley Avenue, Andover**      **Guide Price £315,000 Freehold**

- Hallway
  - Kitchen
  - 3 Bedrooms
  - Gardens
  - Garage
- Sitting/Dining Room
  - Conservatory
  - Wet Room
  - Parking
  - No Onward Chain





**DESCRIPTION:**

Offered for sale with no onward chain, this semi-detached bungalow is located in a popular and quiet residential area within walking distance of local amenities and with regular buses into the town centre. The accommodation comprises hallway, sitting/dining room, kitchen with access into a conservatory which overlooks the garden, three bedrooms and a wet room. Outside there is a garden to the front with gated access to the rear garden which has a small area of lawn with a parking space to the rear accessed by double gates and a garage located in a block nearby.

**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.

**ACCOMMODATION:**

Side door into:

**HALLWAY:**

Loft access and doors to:

**SITTING/DINING ROOM:**

Door and window into conservatory. Fireplace with electric fire and door to:

**KITCHEN:**

Window to rear. Range of eye and base level cupboards and drawrs with work surfaces over and inset stainless steel sink with drainer. Space for freestanding cooker, space and plumbing for washing machine, space for fridge/freezer and cupboard with wall mounted boiler. Door to:

**CONSERVATORY:**

Windows and door to rear garden.

**BEDROOM 1:**

Window to front.

**BEDROOM 2:**

Window to front.

**BEDROOM 3:**

Window to side and airing cupboard with hot water tank.

**WET ROOM:**

Window to side. Fully tiled with a shower, wash hand basin and WC.

**OUTSIDE:**

To the front there is a walled area of lawn with a flower border and a path to the front door with gated access to:

**REAR GARDEN:**

Tarmac patio adjacent to the house with an outside tap and leading to an area of lawn with a flower bed to one side. A path leads to a wrought iron gate and a parking space to the rear which is access via double timber gates. There is a garage in a block located close to the property.

**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.

