



25 Fars Avenue, Andover, SP10 2AH
Asking Price £475,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

NO CHAIN!

Graham & Co are delighted to present this three-bedroom detached bungalow, occupying a generous plot in a well-established residential location and offering tremendous scope for improvement and enhancement.

The accommodation comprises a welcoming entrance hall leading through to a spacious sitting room, featuring a bay window that fills the room with natural light. A separate dining room provides an excellent space for entertaining and family gatherings, whilst the kitchen offers direct access and views towards the rear garden.

The property benefits from three bedrooms, with the third bedroom providing flexibility as a home office, study or occasional guest room. A family bathroom and separate cloakroom complete the accommodation.

Externally, the property truly comes into its own. The substantial rear garden offers excellent privacy and plenty of space for keen gardeners, families or those looking to create an exceptional outdoor entertaining area. In addition to the detached garage, there are several large outbuildings including workshops, storage areas and a summer house, making this an ideal property for hobbyists, home businesses or buyers requiring extensive storage.

The size of the plot and existing outbuildings also offer exciting potential for future development, extension or reconfiguration, subject to the relevant planning permissions and building regulations.

Rarely available and offering enormous potential both inside and out, this is a property that must be viewed to fully appreciate the opportunity on offer.



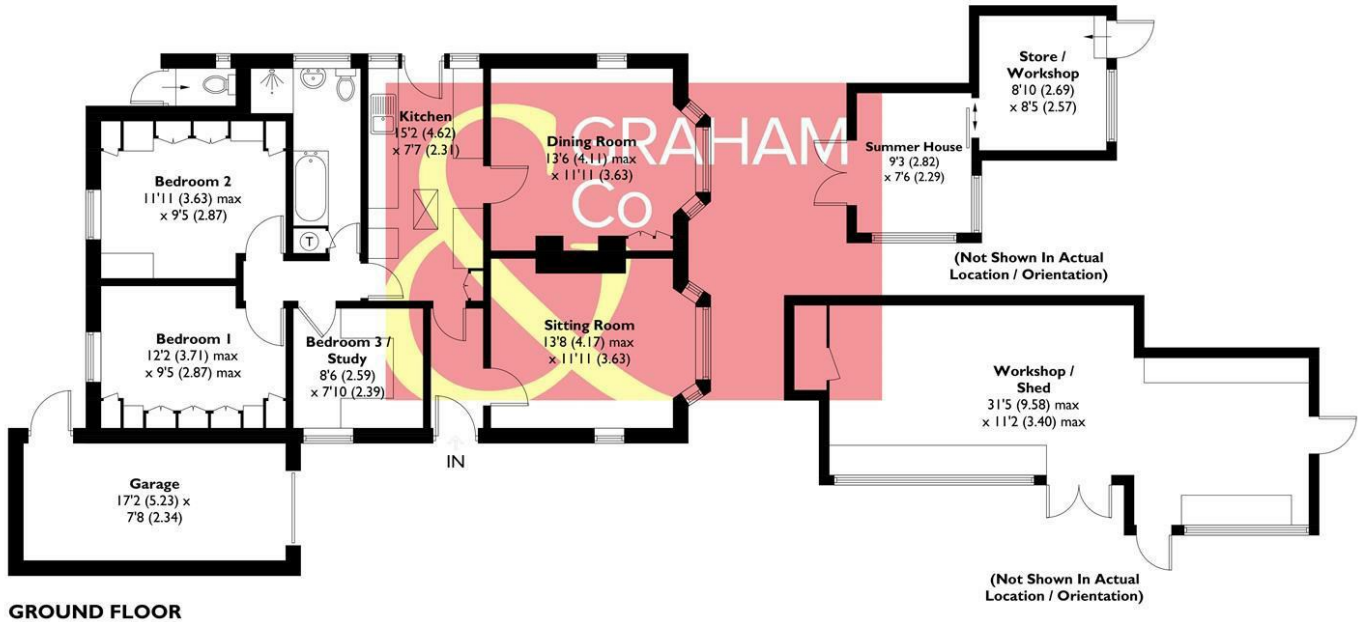


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boasts a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.





APPROXIMATE GROSS INTERNAL AREA = 874 SQ FT / 81.2 SQ M
OUTBUILDINGS = 652 SQ FT / 60.6 SQ M
(INCLUDING GARAGE)
TOTAL = 1526 SQ FT / 141.8 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1303174)
Produced for Graham & Co

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		53	68
EU Directive 2002/91/EC			

Tax Band: D



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

