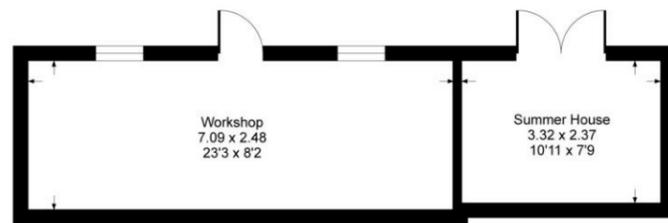


Chaucer Avenue, SP10
 Approximate Gross Internal Area = 68 sq m / 733 sq ft
 Approximate Outbuildings Internal Area = 25.4 sq m / 274 sq ft
 Approximate Total Internal Area = 93.4 sq m / 1007 sq ft

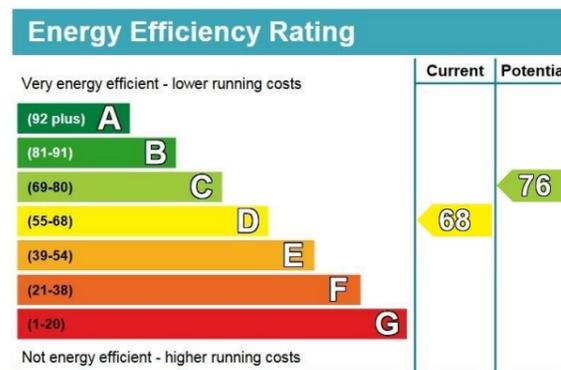


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Chaucer Avenue, Andover, SP10 3DS

Guide Price £420,000



- Hallway
- Kitchen
- Shower room
- Large garden
- Living room
- 3 Bedrooms
- Driveway parking
- Close to 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:

This well-presented detached bungalow is situated in an established and popular residential area, conveniently close to local amenities including shops and the hospital. The accommodation comprises an entrance lobby, a living room featuring a fireplace, a fitted kitchen, three bedrooms and a shower room. To the front, a driveway provides off-road parking and leads to gated side access. The property further benefits from a good-sized, mature, south-facing rear garden, ideal for outdoor enjoyment.

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 property can be found off Shakespeare Avenue, which links with Milton Avenue. The location is close to many local amenities, including both primary and secondary schools, various convenience stores, a pharmacy, a fruit & veg retailer, various fast food outlets, a supermarket, a renowned bakery and fish and chip shop. Andover's mainline railway station is a short distance away, as is the hospital and Charlton village, which has a host of further local amenities.

ACCOMMODATION:

Front door into:

LIVING ROOM:

Window to front. Chimney breast with fireplace, mantle and marble hearth.

KITCHEN:

Window to rear and side door to garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with an extractor over and a single oven below. Integrated dishwasher, fridge/freezer and wine cooler. Space and plumbing for washing machine. Wall-mounted cupboard housing combi boiler. Glazed door to:

BEDROOM ONE:

Window and French doors to the rear leading into the garden. Built-in storage cupboard.

BEDROOM TWO:

Window to front. Built-in storage cupboard.

BEDROOM THREE:

Window to side.

SHOWER ROOM:

Window to side. Recently refurbished contemporary wet room. Double shower cubicle with wall panels, vanity sink unit with enclosed cistern W/C and heated towel radiator.

OUTSIDE:

To the front of the property there is a large resin-bound driveway, recently laid, providing ample parking and leading to the front door as well as gated access to the rear garden. Either side of the driveway is laid to lawn with established planted borders, creating an attractive approach to the property.

REAR GARDEN:

The south-facing rear garden features a large patio area adjacent to the property, with planted borders and established shrubs to either side. Beyond this, the remainder of the garden is mainly laid to lawn and benefits from a large workshop and a summer house, providing excellent space for storage, hobbies or outdoor entertaining.

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.

