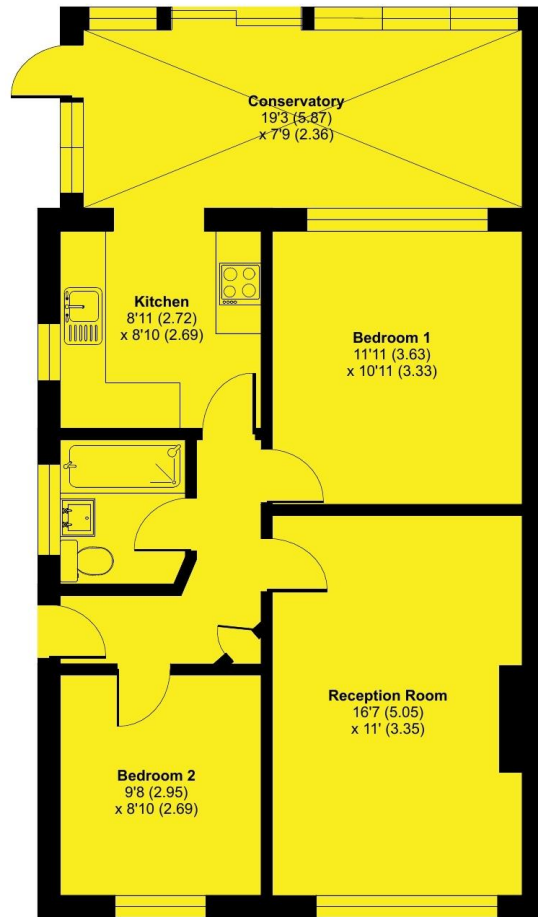


Shakespeare Avenue, Andover, SP10

Approximate Area = 763 sq ft / 70.8 sq m
For identification only - Not to scale



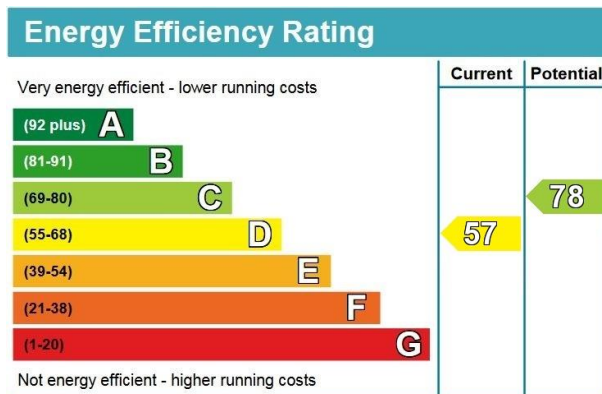
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Austin Hawk Ltd. REF: 948212



Shakespeare Avenue, Andover

Guide Price £300,000 Freehold



- Hallway
- Kitchen
- 2 Bedrooms
- Driveway Parking

- Sitting Room
- Conservatory
- Bathroom
- Good Sized 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.

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DESCRIPTION:

This semi-detached bungalow is located in an established residential road and is offered for sale with no onward chain. The accommodation comprises hallway, sitting room, kitchen, conservatory, two bedrooms and a bathroom. Outside there is driveway parking to the front whilst a particular feature of the property is the good sized rear garden.

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:

Doors to:

SITTING ROOM:

Window to front and stone fireplace with electric fire.

KITCHEN:

Window to side. Range of eye and base level cupboards and drawers with works surfaces over and inset stainless steel sink with drainer. Free standing cooker, space and plumbing for dishwasher, wall mounted boiler and arch to:

CONSERVATORY:

Double aspect with doors to garden.

BEDROOM 1:

Window to rear.

BEDROOM 2:

Window to front.

BATHROOM:

Window to side. Panelled bath with shower over, wash hand basin and WC.

OUTSIDE:

The frontage is paved with areas of gravel. There is parking for several cars with double gates to:

REAR GARDEN:

Patio area adjacent to the house leading to an area of lawn with a path to the rear where there is a garden shed.

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.

