

Chaucer Avenue, SP10
 Approximate Gross Internal Area = 102.7 sq m / 1106 sq ft
 Approximate Garage Internal Area = 13.8 sq m / 149 sq ft
 Approximate Total Internal Area = 116.5 sq m / 1255 sq ft

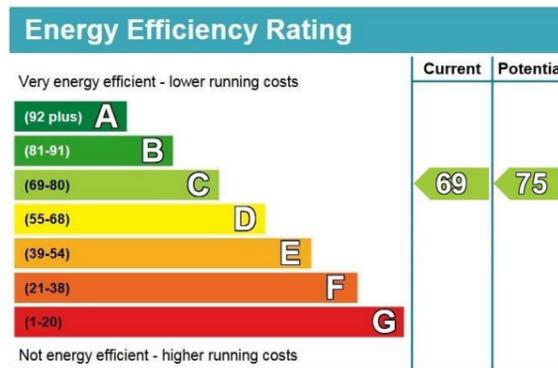


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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

Guide Price £360,000 Freehold



- Hallway
- Dining Room
- Kitchen
- Bathroom
- Garage

- Living Room
- Conservatory
- 3 Bedrooms
- Driveway Parking
- Enclosed 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:

Offered for sale with no onward chain, this semi-detached chalet bungalow is located in a popular residential area close to local amenities. The accommodation comprises hallway, living room, dining room with stairs to the first floor and double doors to the conservatory, a kitchen, two ground floor bedrooms and a bathroom, whilst to the first floor there is a double bedroom with fitted wardrobe cupboards. To the front there is generous driveway parking leading to a garage whilst the rear garden benefits from a patio area, greenhouse and shed.

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:

Front door into:

HALLWAY:

Doors to:

LIVING ROOM:

Window to front. Brick and stone original fireplace (now blocked off).

DINING ROOM:

Stairs to bedroom 1 and French doors to:

CONSERVATORY:

Double aspect with French doors to the garden.

KITCHEN:

Double aspect with a door to the driveway. Range of eye and base level cupboards and drawers with work surfaces over and inset one and half bowl stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine, space for fridge/freezer and wall mounted gas boiler.

BEDROOM 2:

Window to front and fitted wardrobe cupboard.

BEDROOM 3:

Window to side and range of fitted wardrobe cupboards.

BATHROOM:

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

FIRST FLOOR BEDROOM 1:

Window to rear. Vaulted ceiling with loft access and range of fitted wardrobe cupboards with eaves storage.

OUTSIDE:

To the front there is a gravelled area and a block paved driveway extending along the side of the bungalow with access to:

GARAGE:

Single garage with an automatic roller door, power and light.

REAR GARDEN:

Patio area adjacent to the house with an outside tap and gated access to the driveway. The remainder is laid to lawn with mature flower borders, a shed and greenhouse.

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.

