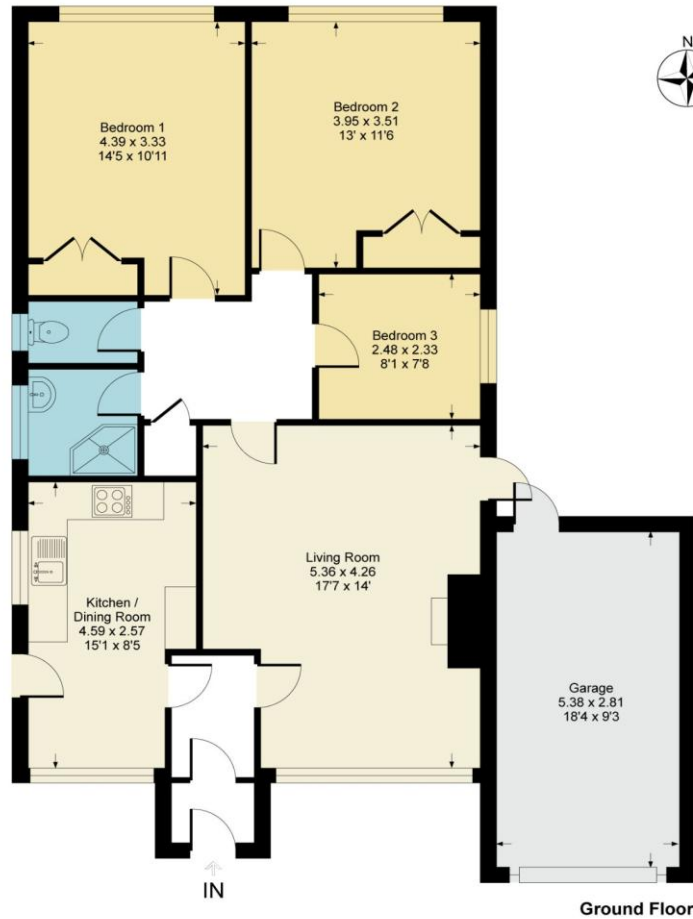


**Chaucer Avenue, SP10**  
 Approximate Gross Internal Area = 84.6 sq m / 911 sq ft  
 Approximate Garage Internal Area = 15.1 sq m / 163 sq ft  
 Approximate Total Internal Area = 99.7 sq m / 1074 sq ft

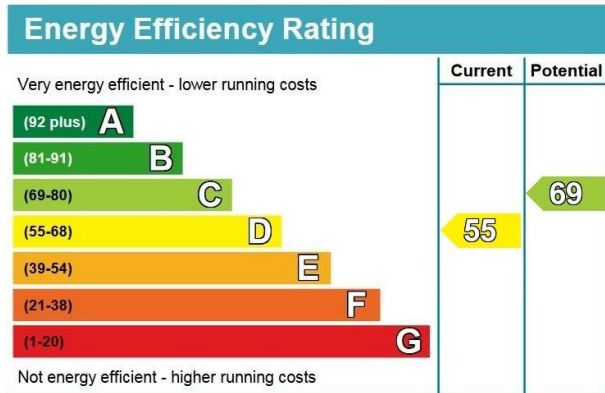


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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 £420,000 Freehold**



- Living Room
- 3 Bedrooms
- Driveway Parking
- Front Garden
- Kitchen/Dining Room
- Shower Room
- Garage
- Mature Rear 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:**

Being offered to the market with No Onward Chain, this detached bungalow is located in an established and popular residential area close to local amenities including shops and the hospital. The well presented accommodation comprises enclosed porch, entrance lobby, living room with a fireplace, a kitchen/dining room, an inner hallway, three bedrooms and a shower room. To the front there is driveway parking leading to a garage whilst a particular feature of the property is the good sized, mature garden to the rear.

**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 enclosed porch leading into ENTRANCE LOBBY with doors to:

**KITCHEN/DINING ROOM:**

Double aspect with a door to the side. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with double drainer. Wall mounted gas boiler. Space and plumbing for washing machine, space for cooker and fridge freezer. Doors to:

**LIVING ROOM:**

Window to front and side door to garden. Marble fire surround and hearth housing a coal effect gas fire. Door to:

**INNER HALLWAY:**

Loft access, airing cupboard with water tank and doors to:

**BEDROOM 1:**

Window to rear and fitted wardrobe cupboard.

**BEDROOM 2:**

Window to rear and fitted wardrobe cupboard.

**BEDROOM 3:**

Window to side.

**SHOWER ROOM:**

Window to side. Fully enclosed shower cubicle with power shower and pedestal wash basin.

**CLOAKROOM:**

Window to side. WC

**OUTSIDE:**

To the front there is an area of lawn with shrubs and path to front door and side access gate. A driveway offers parking and access to:

**GARAGE:**

Single attached garage with up and over door, power, light and door to rear garden.

**REAR GARDEN:**

Good sized garden which is mainly laid to lawn with mature shrub borders and trees, There us a patio area to the side accessed from the living room and paved paths.

**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.

