





📍 2 Icknield House River Way, Andover, SP10 5HB

📄 Auction Guide £65,000

- For Sale by Online Auction
- Thursday 12th February 2026
- Lot 03
- Guide Price £65,000+

🏡 Freehold

🏠 EPC Rating C





LOT 03  
FOR SALE BY ONLINE AUCTION  
THURSDAY 12th FEBRUARY 2026  
GUIDE PRICE £65,000+

1 Bedroom purpose built ground floor apartment in need of updating in the popular town of Andover with its mainline railway station and easy access to the A303.

The accommodation comprises; entrance hall with 2 storage cupboards, living/dining with door to private garden, kitchen, bedroom and shower room. The property has double glazing and gas central heating. A new 125 year lease with peppercorn ground rent will be created.

Externally there is a private garden laid mainly to lawn. On street parking available nearby on a 'first come first served' basis.

In good order the property could achieve a rental income in the region of £9,600pa.

Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, a theatre and a leisure centre, as well as numerous nearby notable tourist attractions. The mainline railway station is less than half a mile from the property and 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.

what3words///chestnuts.laugh.snick

#### **Situation & Description**

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#### **Viewings**

To arrange a viewing, contact: Auction Office on 01249 765200.

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

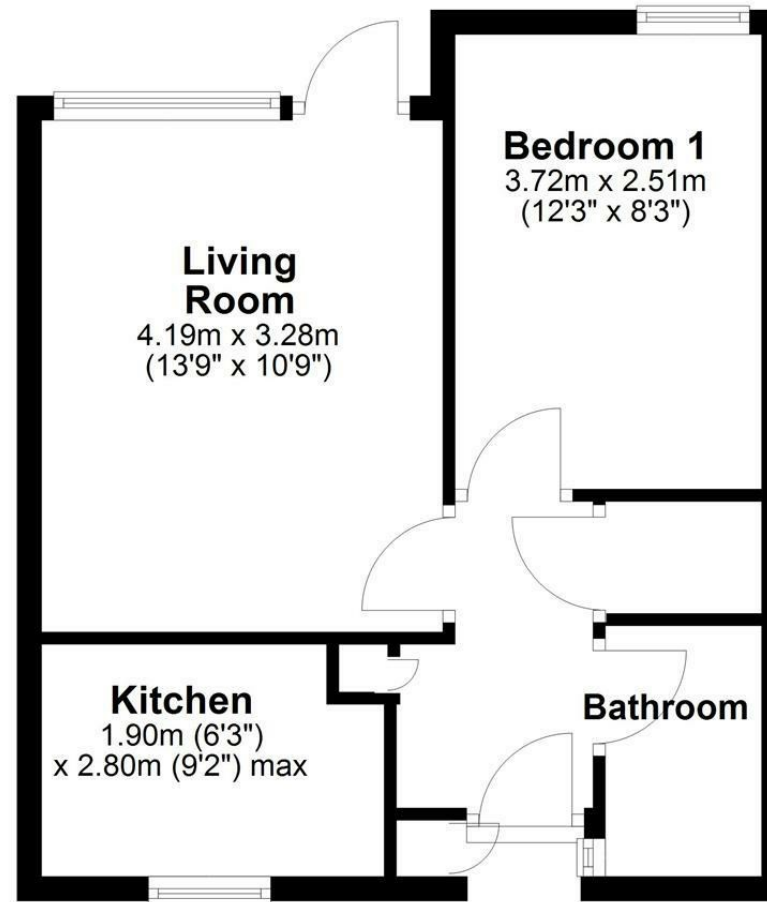
If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.





## Floor Plan

Approx. 37.5 sq. metres (403.4 sq. feet)



Total area: approx. 37.5 sq. metres (403.4 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.