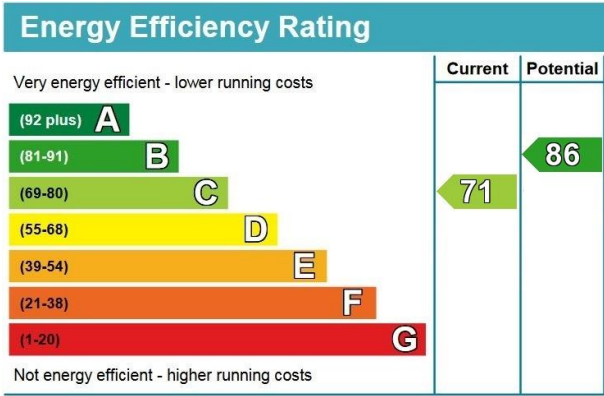


Swallowfields, SP10
Approximate Gross Internal Area = 61.5 sq m / 662 sq ft
Approximate Outbuilding Internal Area = 8.5 sq m / 92 sq ft
Approximate Total Internal Area = 70 sq m / 754 sq ft



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



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.



Swallowfields, Andover **Guide Price £270,000 Freehold**

- Hallway
 - Kitchen/Dining Area
 - Ensuite Shower Room
 - Bathroom
 - Cabin/Summerhouse
- Living Area
 - Master Bedroom
 - Bedroom 2
 - Driveway Parking
 - Attractive Garden



DESCRIPTION:

Located in an established residential area close to the town and local amenities, this terraced house has been upgraded by the current owners to create an open plan living space. The accommodation comprises hallway, living room with open plan access to a kitchen/dining area, a master bedroom with ensuite shower room, a second double bedroom and a bathroom. To the front there is driveway parking for two cars and a further allocated space whilst a particular feature of the property is the nicely landscaped rear garden which boasts a covered seating area and a cabin/summerhouse.

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:

Canopy porch with front door into:

HALLWAY:

Stairs to first floor and door to:

LIVING AREA:

Window and door to rear garden. Understairs cupboard and open access to:

KITCHEN/DINING AREA:

Window to front and door to rear garden. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Free standing cooker with double oven and extractor over. Integral dishwasher, space and plumbing for washing machine and space for fridge/freezer. Cupboard with wall mounted boiler.

FIRST FLOOR LANDING:

Window to front. Loft access, airing cupboard and doors to:

BEDROOM 1:

Windows to front and rear. Door to:

ENSUITE SHOWER ROOM:

Shower cubicle and wash hand basin.

BEDROOM 2:

Windows to front and rear.

BATHROOM:

Window to rear. Panelled bath with shower attachment, wash hand basin and WC.

OUTSIDE:

To the front there is an area of lawn with mature shrubs and a gravel driveway offering parking for two cars.

REAR GARDEN:

Fully enclosed garden with a rear access gate. Covered patio area adjacent to the property leading to an area of lawn with a wooden store. To the rear there is a cabin/summerhouse with power and a separate boiler.

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.

