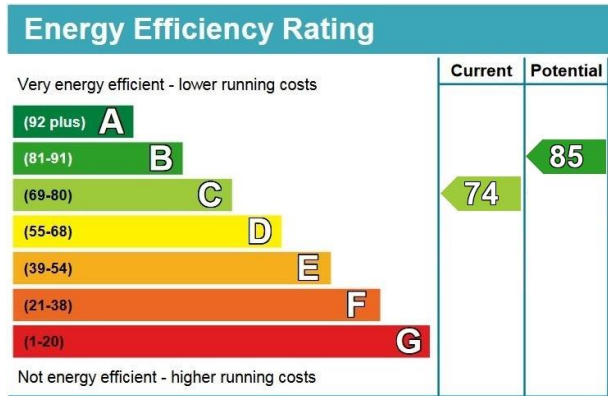


Gallaghers Mead, SP10

Approximate Gross Internal Area = 124.1 sq m / 1336 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.



Gallaghers Mead, Andover **Guide Price £325,000 Freehold**

- Hallway
- Kitchen
- Sitting Room
- 3 Bedrooms
- Generous Parking
- Cloakroom
- Utility Room
- Dining Room
- Bathroom
- Secluded Garden



DESCRIPTION:
Offered for sale with no onward chain, this deceptively spacious terraced house is located in a popular area on the western outskirts of the town close to local amenities. The accommodation comprises hallway, cloakroom, kitchen, utility room, sitting room with an open plan flow into the dining room, three bedrooms, a bathroom and separate WC. To the front there is generous driveway parking whilst a particular feature of the property is the attractive, secluded, garden which enjoys an outlook to the rear over trees.

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 offers 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 **ENTRANCE LOBBY** with internal door into:

HALLWAY:
Stairs to first floor with understairs cupboard and doors to:

KITCHEN:
Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Space for free-standing cooker with extractor over. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer and wall mounted boiler.

UTILITY ROOM:
Range of cupboards and drawers with work surfaces over. Space for appliances and door to:

CLOAKROOM:
Window to front. WC and wash hand basin.

SITTING ROOM:
Good sized room with open access to:

DINING ROOM:
Window and patio doors to the garden.

FIRST FLOOR LANDING:
Access to boarded loft, airing cupboard with hot water tank and doors to:

BEDROOM 1:
Window to rear.

BEDROOM 2:
Window to front and range of fitted wardrobe cupboards.

BEDROOM 3:
Window to rear.

BATHROOM:
Window to front. Panelled bath with shower over, wash hand basin and WC.

SEPARATE WC:
Window to front. WC and wash hand basin.

OUTSIDE:
To the front there is generous driveway parking, a gravelled area and a path to the front door.

REAR GARDEN:
Attractive and secluded garden with an outlook to the rear over Gallaghers Copse. Raised patio area adjacent to the house leading down to an area of lawn with a further paved area with a shed, shrubs and trees. To the rear there are two further sheds and gated access to a footpath leading to the copse.

TENURE & SERVICES:
Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

