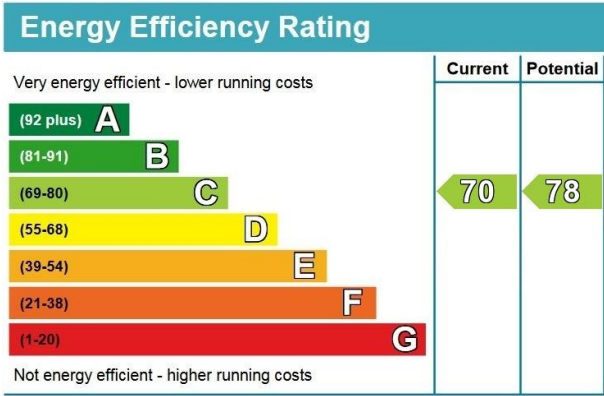




NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished 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.



Galahad Close, Andover **Guide Price £230,000 Freehold**

- No Onward Chain
- Cloakroom
- Living Room
- Family Bathroom
- Close to Schools
- Entrance Lobby
- Kitchen/Dining Room
- Three Bedrooms
- Low-Maintenance Gardens
- Proximity to Amenities

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DESCRIPTION: Available to the property market with No Onward Chain, this three-bedroomed terraced house is located within one of Andover's more established developments with great proximity to Knights Enham Nursery, Infant and Junior schools, along with all of Andover's town centre and out-of-town amenities. The property would make a great first family home or investment opportunity with the accommodation comprising an entrance lobby, a cloakroom, a kitchen/dining room, a good-sized living room, three bedrooms and a family bathroom. Outside there are low-maintenance gardens to both the front and the rear, whilst Galahad Close has direct footpath access to the neighbouring Anton Lakes nature reserve.

LOCATION: Andover offers a range of educational, shopping and recreational facilities, including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct line to London's Waterloo in just over an hour, whilst the nearby A303 offers good road access to both London and the West Country. Galahad Close, within the King Arthurs Way development, benefits from proximity to local amenities, including fast food outlets, various retail outlets, supermarkets, a post office and convenience stores. The development borders Anton Lakes Nature Reserve with open countryside also a short distance away, including the village of Enham Alamein, just over a mile to the north, which has a village shop and a post office.

ACCOMMODATION: A path leads to the front door of the property via a walled, low-maintenance front garden. There are various communal parking options close to the property.

ENTRANCE LOBBY: Cloaks storage space with double doors to a built-in storage cupboard. Door to kitchen/dining room and door to:

CLOAKROOM: Window to the side. Low level WC and hand wash basin.

KITCHEN/DINING ROOM: Good-sized front-aspect kitchen/dining room with a range of eye and base-level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset sink and drainer, inset five-burner gas hob with an oven/grill below, space and plumbing for both a washing machine and a dishwasher, space for a fridge/freezer. Low-level door to a built-in, understairs storage cupboard and door to a separate built-in storage cupboard. Door to:

LIVING ROOM: Good-sized, rear aspect living room with sliding patio doors providing access to the rear garden. Radiators.

FIRST FLOOR LANDING: Two pairs of double doors to built in storage space. Loft access. Doors to:

BEDROOM ONE: Front aspect double bedroom. Double doors to built-in wardrobe cupboard. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Double doors to built-in wardrobe storage. Radiator.

BEDROOM THREE: Good-sized single bedroom with a window to the rear. Radiator.

FAMILY BATHROOM: Window to the front. Fully tiled bath enclosure with a panelled bath and shower over. Close coupled WC, hand wash basin and a radiator.

REAR GARDEN: Low-maintenance rear garden with a decked area adjacent to the rear of the property including an awning. Door to an attached brick store housing a wall-mounted gas boiler. The remainder of the garden is laid to paved hard standing with raised borders and includes a garden shed with gated access from the garden to the rear.

TENURE & SERVICES: Freehold. Mains drainage, water, 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.

