

Swallowfields, SP10
Approximate Gross Internal Area = 68 sq m / 732 sq ft
Approximate Garage Internal Area = 12.7 sq m / 137 sq ft
Approximate Total Internal Area = 80.7 sq m / 869 sq ft

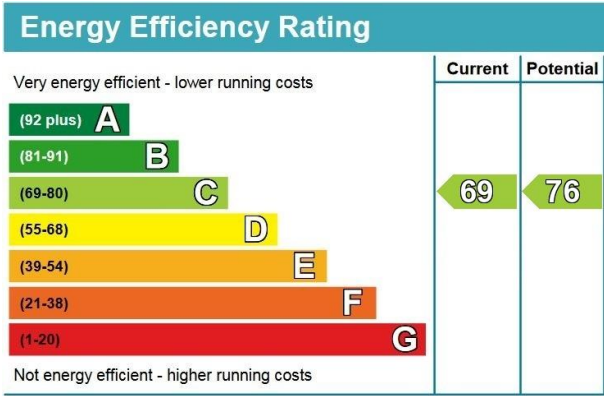


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Swallowfields, Andover

Guide Price £300,000 Freehold



- Hallway
 - Kitchen/Dining Room
 - Bathroom
 - Garage
- Living Room
 - 3 Bedrooms
 - Driveway Parking
 - Enclosed 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.



DESCRIPTION:

Offered for sale with no onward chain, this semi-detached house is located in a small development within walking distance of the town centre and local amenities. The accommodation comprises hallway, living room, kitchen/dining room with French doors out to the garden, three bedrooms and a bathroom. Outside there is driveway parking for several cars leading to a garage and gated access to an enclosed rear garden with a greenhouse.

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 and storage cupboard with front door into:

HALLWAY:

Window to side. Stairs to first floor and door to:

LIVING ROOM:

Window to front. Understairs cupboard and door to:

KITCHEN/DINING ROOM:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Freestanding cooker with double oven and extractor over. Integral washing machine, dishwasher and fridge/freezer. Cupboard with wall mounted boiler and **DINING AREA** with French doors to the garden.

FIRST FLOOR LANDING:

Window to side. Access via a ladder to a part boarded loft, linen cupboard and doors to:

BEDROOM 1:

Window to front and fitted wardrobe cupboards.

BEDROOM 2:

Window to rear.

BEDROOM 3:

Window to front.

BATHROOM:

Window to rear. Panelled bath with shower over, wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is an area of lawn and a path to the front door. A driveway offers parking for two cars, a gate to the rear garden and access to:

GARAGE:

Single garage with electric remote control door, power and light.

REAR GARDEN:

Fully enclosed garden with a patio adjacent to the property. The remainder is laid to lawn with a shrub border and a greenhouse.

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.

