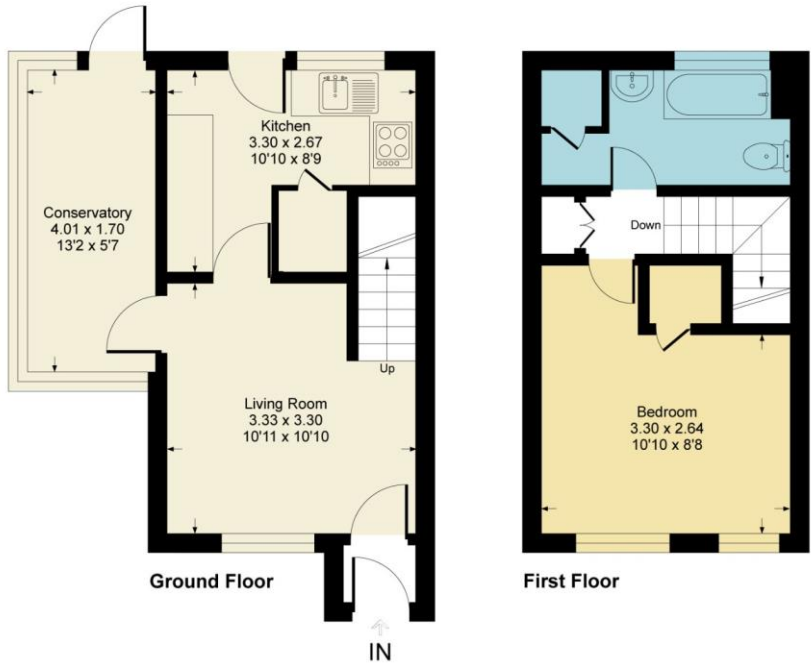


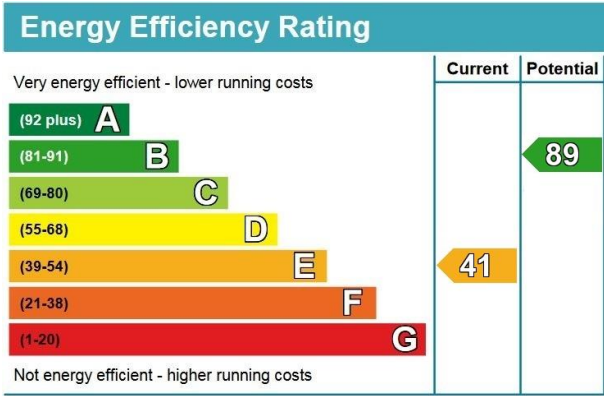
Mallard Close, SP10
Approximate Gross Internal Area = 47 sq m / 506 sq ft



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



Mallard Close, Andover Guide Price £210,000 Freehold



- Entrance Porch
 - Conservatory
 - Double Bedroom
 - Practical Rear Garden
- Living Room
 - Kitchen
 - Bathroom
 - Driveway Parking

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: Potentially the perfect first purchase, this semi-detached house is located close to numerous local amenities and benefits from driveway parking for two vehicles within an attractive front garden. The accommodation comprises an entrance porch, a living room, a conservatory, a kitchen, a double bedroom and a bathroom. Outside there is a practical, mature garden to the rear which wraps around one side of the property.

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. Mallard Close is a quiet cul-de-sac located just to the north of Andover on the Swallowfields development, accessed via Smannell Road. The location is close to numerous out-of-town retail outlets and supermarkets, with neighbouring Cricketers Way home to a pharmacy, medical centre and a convenience store. There are a number of local amenities, including Anton Lakes Nature Reserve, Finkley Down Farm Park, East Anton Sports Ground and Harmony Woods Nature Reserve, all just a short distance away. The location is close to two outlying villages. Enham Alamein is located just over a mile to the north and boasts a village shop, post office and coffee shop, whilst a mile and a half to the east is the village of Smannell with its renowned public house.

OUTSIDE: The property frontage includes a tarmac driveway with space for two vehicles surrounded by an attractive front garden of mature shrub borders enclosed by low-level picket fencing. There is gated access to one side of the property providing access to the rear.

ENTRANCE PORCH: Space for cloaks storage. Consumer unit. Internal door to:

LIVING ROOM: Dual aspect living room with a window to the front and an external glazed door providing access to the conservatory at the side of the property. Stairs to the first floor. Wall-mounted electric radiator and gas fire.

CONSERVATORY: Modern, triple aspect conservatory with glazing to one side and to the front and the rear with French doors providing access to the rear garden. Fully glazed roof.

KITCHEN: Window to the rear and an external door accessing the rear garden. Low-level door to a built-in, understairs storage cupboard. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, inset gas hob with an extractor over and an oven/grill below. Space and plumbing for a washing machine. Space for a fridge freezer. Wall-mounted electric radiator and a wall-mounted electric fan heater.

FIRST FLOOR LANDING: Double doors to a built-in storage cupboard. Loft access.

DOUBLE BEDROOM: Windows to the front. Doorway to a built-in wardrobe cupboard. Wall-mounted electric radiator and gas heater.

BATHROOM: Window to the rear with fully panelled walls. Panelled bath with a mixer shower attachment over, close-coupled WC, pedestal hand wash basin and an electric heated towel rail.

REAR GARDEN: Practical, mature rear garden with a covered patio adjacent to the rear of the property. The remainder is laid to lawn with mature flower and shrub borders and a small garden pond. The garden wraps to one side of the property with access to the conservatory and gated access to the front garden.

TENURE & SERVICES: Freehold. Mains drainage, water, gas and electricity are connected. Heating via electric 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.

