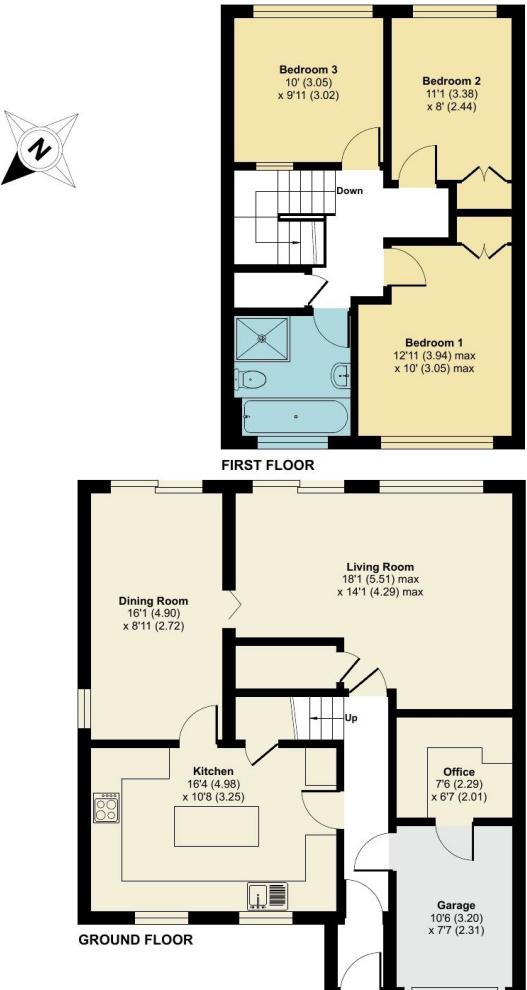


## Gallaghers Mead, Andover, SP10

Approximate Area = 1151 sq ft / 106.9 sq m  
 Garage = 133 sq ft / 12.3 sq m  
 Total = 1284 sq ft / 119.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2023. Produced for Austin Hawk Ltd. REF: 1030532

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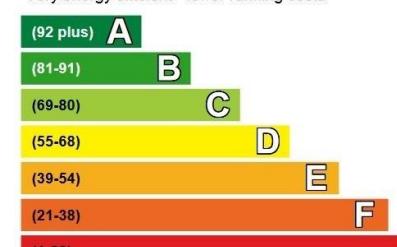
## Gallaghers Mead, Andover

Guide Price £330,000 Freehold



### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

- **Entrance Porch**
- **Kitchen/Breakfast Room**
- **Dining Room**
- **Bathroom**
- **Driveway Parking**

- **Hallway**
- **Sitting Room**
- **3 Bedrooms**
- **Garage/Office/Workshop**
- **Good Sized 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.

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**DESCRIPTION:**

This end of terrace house is located on the outskirts of Andover close to the A303 and local amenities. The surprisingly spacious accommodation comprises entrance porch, hallway, kitchen/breakfast room, dining room, sitting room, three bedrooms and a bathroom. To the front there is driveway parking leading to a partial garage (storage only) as the rear has been converted into an office/workshop. A particular feature of the property is the good sized and secluded rear garden.

**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:**

Front door into ENTRANCE PORCH with window to side and door into:

**HALLWAY:**

Stairs to first floor, parquet flooring and doors to:

**KITCHEN/BREAKFAST ROOM:**

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Central island with shelving and a breakfast bar. Space for cooker with extractor over. Space and plumbing for washing machine, dishwasher and tumble drier. Space for fridge/freezer, wall mounted boiler and understairs cupboard. Door to:

**DINING ROOM:**

Window to side and patio doors to garden.

**SITTING ROOM:**

L shaped room with window to rear and patio doors to garden. Parquet flooring, and understairs cloaks cupboard.

**GARAGE/OFFICE/WORKSHOP:**

Up and over door to front, storage area and office/workshop. This could be converted back into a full garage.

**FIRST FLOOR LANDING:**

Access via pull down ladder to loft, walk-in airing cupboard with hot water tank and shelving. Doors to:

**BEDROOM 1:**

Window to front and fitted wardrobe cupboard.

**BEDROOM 2:**

Window to rear and fitted wardrobe cupboard.

**BEDROOM 3:**

Window to rear.

**BATHROOM:**

Window to front. Panelled bath, separate shower cubicle, wash hand basin, WC and heated towel rail.

**OUTSIDE:**

To the front there is driveway parking leading to the partial garage and a paved area to the side.

**REAR GARDEN:**

The good sized and secluded rear garden is a particular feature of the property. Patio area adjacent to the house with a pond. This leads to an area of lawn with shrubs, trees, gravel borders and a further patio area to the rear. To the side there is a shed and a hard standing (suitable for a caravan as there are double gates for access). There is a further side gate to the bus stop.

**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.

