



56 Swallowfields, Andover, SP10 5PN  
Guide Price £425,000



## 56 Swallowfields, Andover, Guide Price £425,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away on the sought after Swallowfields development to the north side of town close to local amenities, Graham & Co are delighted to bring to the market this extended and beautifully presented semi-detached family home. The property itself benefits from an entrance hall with cloakroom, sitting room with views to front and a stunning open plan extended fitted kitchen with range of appliances dining and family area. To the first floor there are three bedrooms and a bathroom, gas central heating and double glazing. Outside a driveway leads to the garage with the rear garden enclosed comprising decking and lawn. NO CHAIN



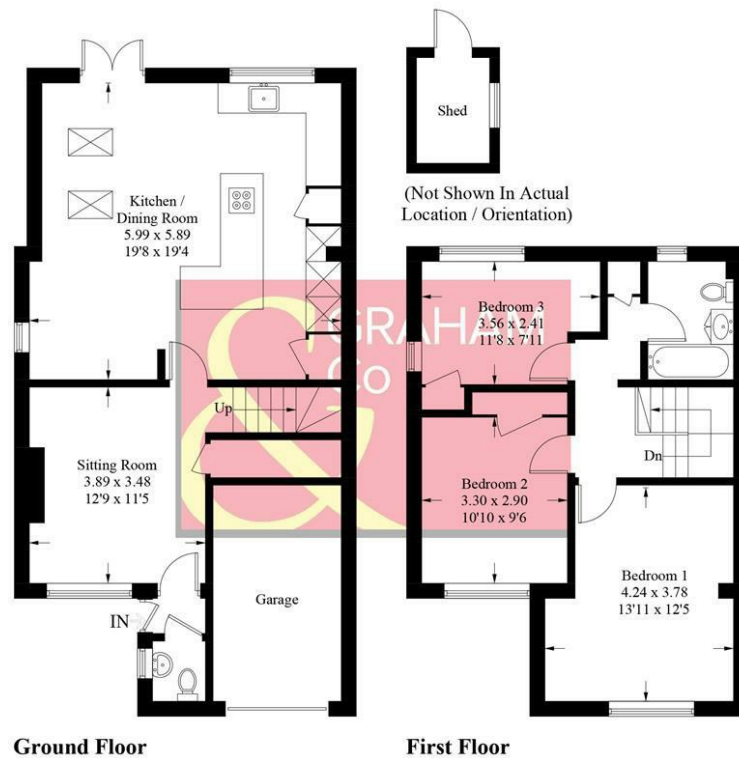


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boasts a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.



## Swallowfields, SP10

Approximate Gross Internal Area = 106.4 sq m / 1145 sq ft  
(Excluding Garage)  
Shed = 3 sq m / 32 sq ft  
Total = 109.4 sq m / 1177 sq ft



Ground Floor

First Floor

PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1231248)

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (95-100) A                                  |         |           |
| (81-94) B                                   |         |           |
| (69-80) C                                   | 69      | 74        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

Tax Band: C



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.