



33 Launcelot Close, Andover, SP10 4BX
Asking Price £195,000

PROPERTY DESCRIPTION BY *Mr Guy Sommerville*

Three Bedroom Terraced House – No Chain – Quick Completion Possible

This three-bedroom mid-terraced home offers an excellent opportunity for buyers wishing to put their own stamp on a property. In need of some updating, the house is being sold with no onward chain and is available for a fast turnaround, subject to solicitors. The accommodation includes an entrance hall leading to a kitchen at the front of the property and a spacious living and dining room overlooking the rear garden. On the first floor there are three well-proportioned bedrooms along with a family bathroom. Outside, the property benefits from a rear garden with gated access, an external boiler cupboard, gas central heating and double glazing throughout. This home is ideal for first-time buyers, families, or investors and represents great potential in a convenient location close to local amenities and transport links.

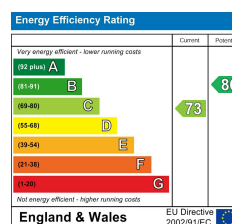


APPROXIMATE GROSS INTERNAL AREA = 852 SQ FT / 79.1 SQ M
EXTERNAL CUPBOARD = 24 SQ FT / 2.2 SQ M
TOTAL = 876 SQ FT / 81.3 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1238278)
Produced for Graham & Co

DIRECTIONS



Tax Band: B



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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.