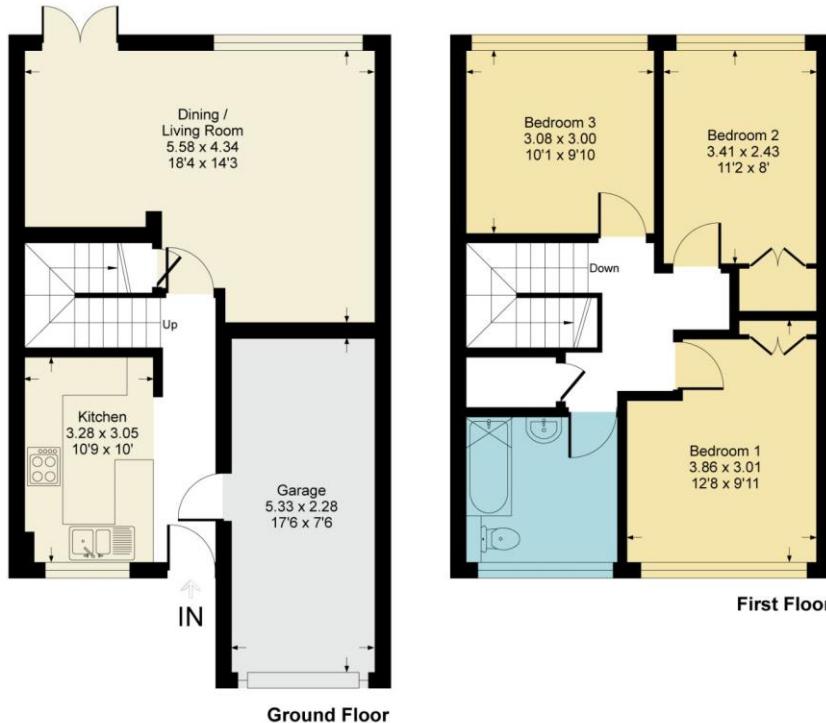
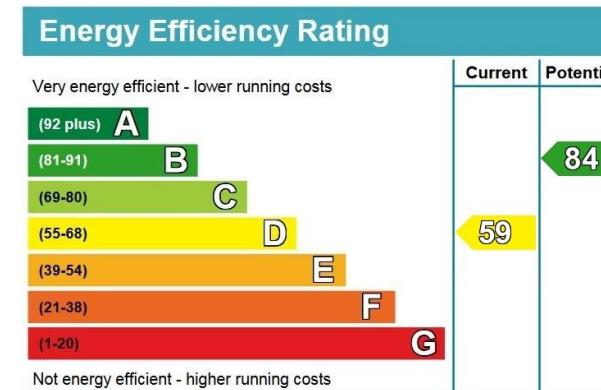


Gallaghers Mead, SP10
 Approximate Gross Internal Area = 81.6 sq m / 878 sq ft
 Approximate Garage Internal Area = 12 sq m / 130 sq ft
 Approximate Total Internal Area = 93.6 sq m / 1008 sq ft



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.



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.



Gallaghers Mead, Andover

Guide Price £325,000 Freehold

- **Living/Dining Room**
- **3 Double Bedrooms**
- **Bathroom**
- **Driveway Parking**
- **Integral Garage**

DESCRIPTION:

Offered for sale with no onward chain, this end of terrace house is located in an established residential area on the western outskirts of the town with easy access to local amenities and the A303. The accommodation comprises hallway with open plan access to the kitchen, a living/dining room with French doors to the garden, three double bedrooms and a modern bathroom. To the front there is driveway parking leading to an integral garage whilst to the rear there is an enclosed and low maintenance garden.

LOCATION:

Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre, as well as numerous nearby notable tourist attractions. The mainline railway station, just over a mile away, 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. The property itself can be found in a cul-de-sac off Gallaghers Mead which links The Crescent at its eastern end with Monxton Road, just off Weyhill Road at its western end. The location is close to many local amenities, including schools catering for all age groups, convenience stores, various fast-food outlets, public houses, a supermarket, a petrol station, a country store and a renowned bakery and fish and chip shop. Andover's hospital is a short distance away, as are dental and GP practices, as well as Charlton village, which has further local amenities, including an extensiv

ACCOMMODATION:

Front door into:

HALLWAY:

Stairs to first floor, door to garage and open access to:

KITCHEN:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Space for free standing electric cooker, space and plumbing for washing machine, space for fridge/freezer and peninsular breakfast bar.

LIVING/DINING ROOM:

Good sized room with a window and French doors to the rear garden. Understairs storage cupboard.

FIRST FLOOR LANDING:

Access via a ladder to the fully boarded loft, airing cupboard with wall mounted combi boiler (new 2025) and 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 and transom window to the stairwell.

BATHROOM:

Window to front. Panelled bath with shower over, wash hand basin and WC.

OUTSIDE:

To the front there is an area of lawn with a path to the front door. A driveway offers parking and access to the **INTEGRAL GARAGE** with up and over door, power and light.

REAR GARDEN:

Fully enclosed garden with a side gate leading to a path to the front of the house. Patio area adjacent to the house leading to an area of lawn bordered by areas of slate shingle and a mature conifer to the rear.

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.

