

Galahad Close, SP10
Approximate Gross Internal Area = 90.5 sq m / 975 sq ft

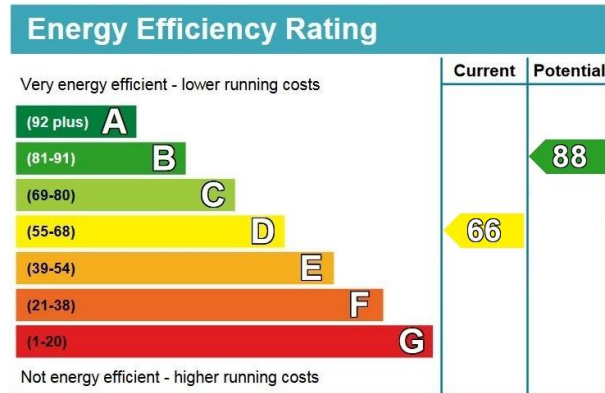


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Galahad Close, Andover

Guide Price £235,000 Freehold



- Entrance Lobby
- Dining Room
- Living Room
- Bathroom
- Brick Store

- Cloakroom
- Kitchen
- 3 Bedrooms
- Enclosed garden
- No Onward Chain

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:

Offered for sale with no onward chain, this terraced house is located on the northern outskirts of the town. The accommodation comprises entrance lobby, cloakroom, dining room, kitchen, living room with a door to the garden, three bedrooms and a bathroom. Outside there is a west facing garden with a patio area and brick store.

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:

HALLWAY:

Coat hanging and doors to:

CLOAKROOM:

Window to side. WC and wash hand basin.

DINING ROOM:

Window to front. Stairs to first floor with understairs cupboard and door 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. Inset ceramic hob with extractor over and oven below. Space and plumbing for washing machine, space for fridge/freezer and shelved larder cupboard.

LIVING ROOM:

Window and door to rear garden.

FIRST FLOOR LANDING:

Loft access, airing cupboard and further storage cupboard. Doors to:

BEDROOM 1:

Window to front.

BEDROOM 2:

Window to rear with views to the edge of Anton Lakes Nature Reserve. Fitted wardrobe cupboard.

BEDROOM 3:

Window to rear and fitted wardrobe cupboard with high level storage above.

BATHROOM:

Window to front. Panelled bath with shower over, vanity cupboard with wash hand basin, WC and heated towel rail.

OUTSIDE:

Enclosed garden with a rear access gate to an open green space. Patio area adjacent to the house with a brick store with power, light and wall mounted gas boiler. The remainder is laid to lawn.

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.

