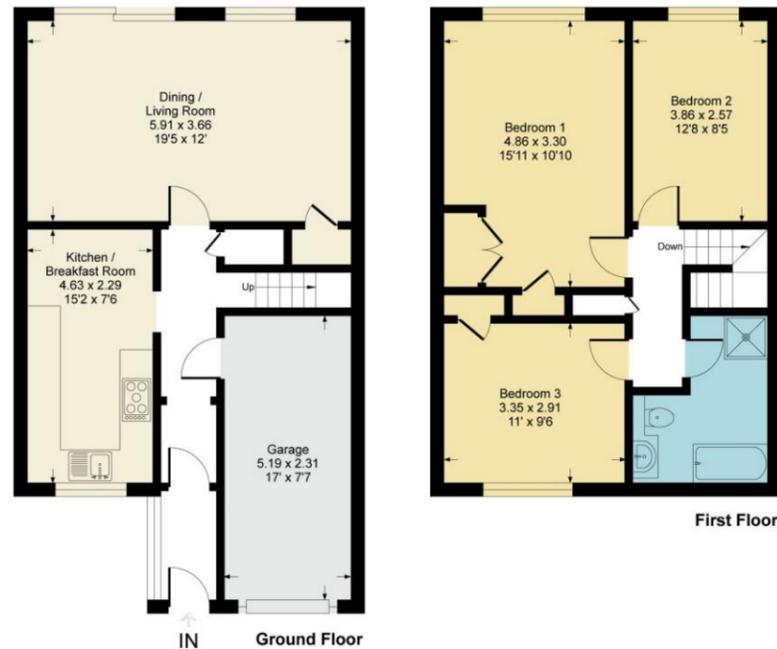


Gallaghers Mead, SP10

Approximate Gross Internal Area = 94.1 sq m / 1013 sq ft
 Approximate Garage Internal Area = 11.9 sq m / 129 sq ft
 Approximate Total Internal Area = 106 sq m / 1142 sq ft

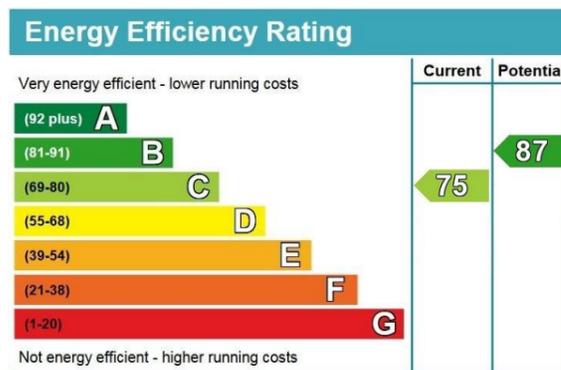


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Gallaghers Mead, Andover

Guide Price £339,950 Freehold



- Hallway
- Living/Dining Room
- Bathroom
- Driveway Parking
- No Onward Chain

- Kitchen/Breakfast Room
- 3 Double Bedrooms
- Integral Garage
- Mature Garden
- Fully Renovated

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 end of terrace house is located in an established residential area on the edge of the town. The accommodation has been fully renovated by the current owner and comprises entrance porch, hallway with stairs to the first floor, a kitchen/breakfast room with integral appliances, a living/dining room with patio doors to the garden, three double bedrooms and a modern bathroom. To the front there is generous driveway parking leading to an integral garage whilst the mature rear garden benefits from a covered seating area.

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:

Entrance porch with window to side and door to:

HALLWAY:

Stairs to first floor, cloaks cupboard, door to garage 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. Inset ceramic hob with glass splashback, extractor over and oven below. Integral dishwasher, washing machine and fridge/freezer. Space for table and chairs.

LIVING/DINING ROOM:

Window and patio doors to rear garden. Understairs storage cupboard.

FIRST FLOOR LANDING:

Window to side. Access via a ladder to the part boarded loft and airing cupboard with hot water tank and shelving. Doors to:

BEDROOM 1:

Window to rear. Fitted wardrobe cupboard and further fitted cupboard.

BEDROOM 2:

Window to rear.

BEDROOM 3:

Window to front and fitted cupboard.

BATHROOM:

Window to front. Panelled bath with shower attachment, separate shower cubicle with electric shower, vanity cupboard with wash hand basin and WC.

OUTSIDE:

To the front there is driveway parking for three cars and access to:

GARAGE:

Integral garage with power, light, wall mounted boiler and a door to the hallway.

REAR GARDEN:

Fully enclosed garden with a covered seating area adjacent to the house. The remainder is a mixture of paving and lawn with raised shrub beds and a decked seating area to the rear. There is gated access to the front and a further gate to the rear leading to a path.

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.

