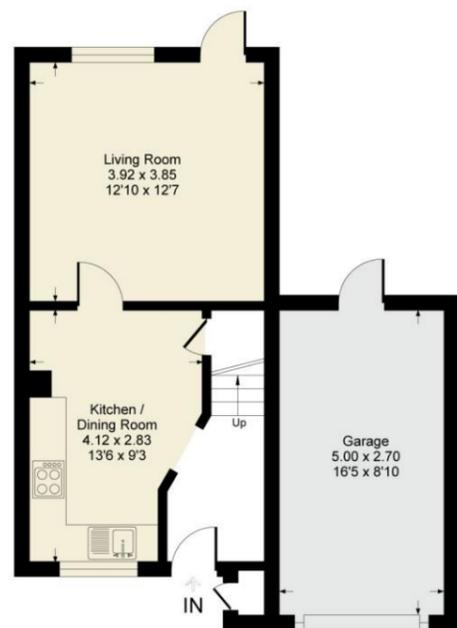
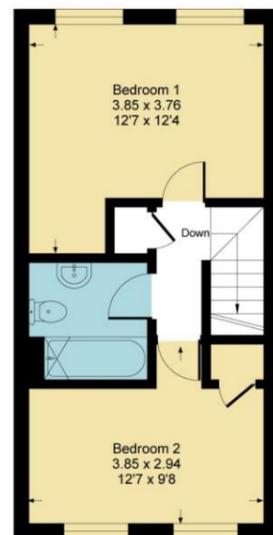


Mallard Close, SP10
 Approximate Gross Internal Area = 63.3 sq m / 682 sq ft
 Approximate Garage Internal Area = 13.4 sq m / 145 sq ft
 Approximate Total Internal Area = 76.7 sq m / 827 sq ft



Ground Floor



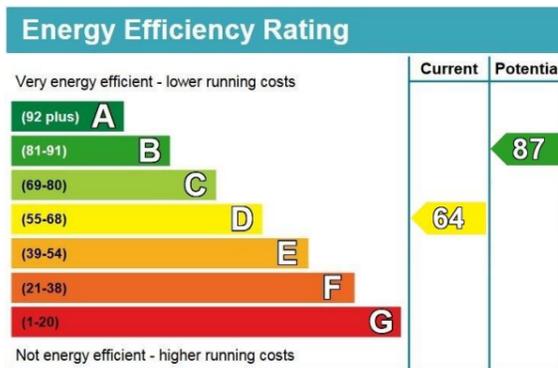
First Floor

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



Mallard Close, Andover

Guide Price £290,000 Freehold



- Hallway
- Living Room
- Bathroom
- Garage

- Kitchen/Dining Room
- 2 Double Bedrooms
- Driveway Parking
- Enclosed Garden

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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
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DESCRIPTION:

This semi-detached house is located in a cul-de-sac within a popular residential area close to local amenities including schools, nurseries and shops. The accommodation, which has recently been improved with the addition of new double glazed windows, a boiler and electric shower, comprises hallway with stairs to the first floor, a kitchen/dining room, living room with a door to the garden, two double bedrooms and a bathroom. Outside there is generous driveway parking leading to a garage and an enclosed garden to the rear.

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:

Storage cupboard and front door into:

HALLWAY:

Stairs to first floor and access to:

KITCHEN/DINING ROOM:

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 gas hob with extractor over and oven below. Space and plumbing for washing machine, space for American style fridge/freezer, new wall mounted boiler and understairs cupboard. Door to:

LIVING ROOM:

Window and door to rear garden.

FIRST FLOOR LANDING:

Loft access, shelved storage cupboard and doors to:

BEDROOM 1:

Windows to rear and space for wardrobe cupboards,

BEDROOM 2:

Windows to front and fitted storage cupboard.

BATHROOM:

Panelled bath with new rainfall shower over, wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is an area of lawn and a driveway offering parking for three cars with access to:

GARAGE:

Single attached garage with power, light and a door to the rear garden.

REAR GARDEN:

Enclosed garden with a small patio area adjacent to the house. 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.

