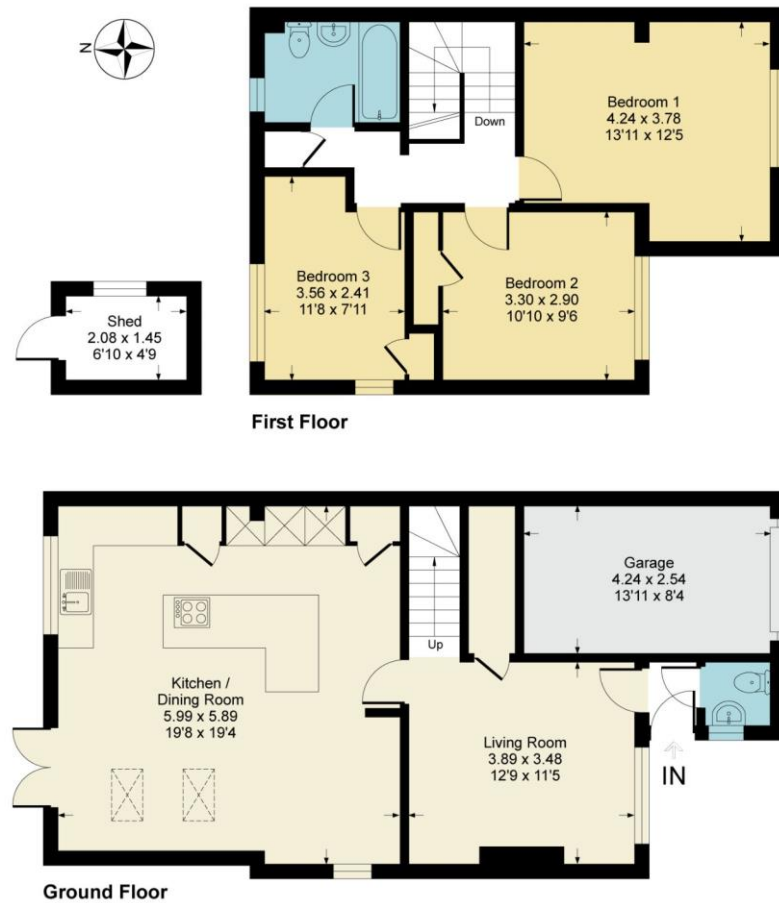


Swallowfields, SP10

Approximate Gross Internal Area = 106.4 sq m / 1145 sq ft
 Approximate Garage Internal Area = 10.7 sq m / 116 sq ft
 Approximate Outbuilding Internal Area = 3 sq m / 32 sq ft
 Approximate Total Internal Area = 120.1 sq m / 1293 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



Swallowfields, Andover

Guide Price £395,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- Entrance Lobby
- Living Room
- 3 Double Bedrooms
- Driveway Parking
- Enclosed Garden

- Cloakroom
- Kitchen/Dining Room
- Bathroom
- Integral Garage
- 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 semi-detached is located in a popular residential area close to the town. The extended accommodation comprises entrance lobby, cloakroom, living room with a walk-in store and stairs to the first floor, a contemporary kitchen/dining room with an island and French doors to the garden, three double bedrooms and a bathroom. Outside there is driveway parking leading to an integral garage and an enclosed rear garden with a large decked seating area and a shed.

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:

Door into **ENTRANCE LOBBY** with doors to:

CLOAKROOM:

Window to side. WC and wash hand basin.

LIVING ROOM:

Window to front. Feature fireplace recess with timber mantle, walk-in storage cupboard and stairs to first floor. Door to:

KITCHEN/DINING ROOM:

Double aspect with French doors to the garden, skylights and a vaulted ceiling. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink. Island with inset ceramic hob, deep drawer and cupboard storage and a breakfast bar. Two eye level ovens and microwave, integral fridge/freezer, space and plumbing for washing machine and dishwasher.

FIRST FLOOR LANDING:

Loft access, shelved linen cupboard and doors to:

BEDROOM 1:

Dormer window to front.

BEDROOM 2:

Window to front and fitted wardrobe cupboard.

BEDROOM 3:

Double aspect with fitted wardrobe cupboard.

BATHROOM:

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

OUTSIDE:

To the front there is an area of lawn with mature hedging. A concrete and gravel driveway offers parking for several cars, access to the **GARAGE**, an EV charging point and gated access to:

REAR GARDEN:

Enclosed garden with mature conifers and a garden shed. Mainly laid to lawn with a path to a large decked seating area.

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.

