

Swallowfields, SP10
 Approximate Gross Internal Area = 41.9 sq m / 452 sq ft

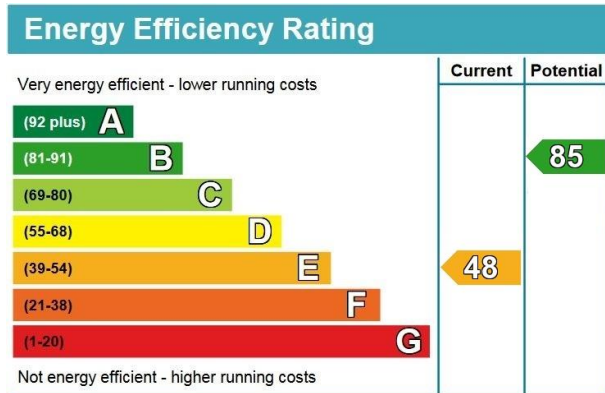


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained herein, the measurement of doors, windows and rooms 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 £189,950 Freehold



- No Onward Chain
- Living Room
- Bedroom
- Rear Garden
- Hallway
- Kitchen
- Bathroom
- Driveway Parking

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:

Located in an established residential area close to the town and local amenities, this one bedroomed terraced house is offered to the market with No Onward Chain. An ideal first property, the accommodation comprises hallway, living room, kitchen, bedroom and a bathroom. To the front there is driveway parking for two cars and a rear garden with garden 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:

Entrance into hallway. Door to:

LIVING ROOM:

Window to front aspect. Stairs to first floor. Door to:

KITCHEN:

Window and door to rear garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink and drainer. Integral gas hob and single oven. Space for fridge/freezer and washing machine. Understairs storage.

LANDING:

Fitted cupboard and loft access. Doors to:

BEDROOM:

Windows to front. Fitted cupboard.

BATHROOM:

Window to rear. Panelled bath with mains shower over. Wash hand basin and WC. Cupboard housing water tank.

OUTSIDE:

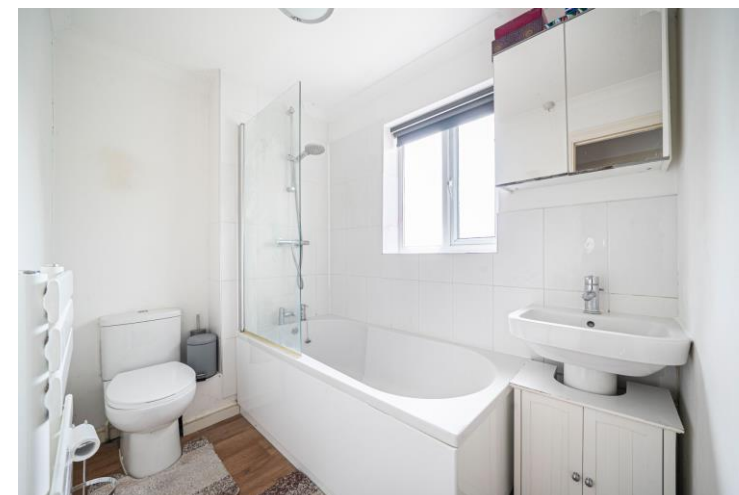
To the front there is an area of lawn and a gravel driveway offering parking for two cars.

REAR GARDEN:

Fully enclosed garden. Small patio area leading to lawn area and garden shed to rear.

TENURE & SERVICES:

Freehold. Mains water, drainage, electricity and gas connected. Electric heating.



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.