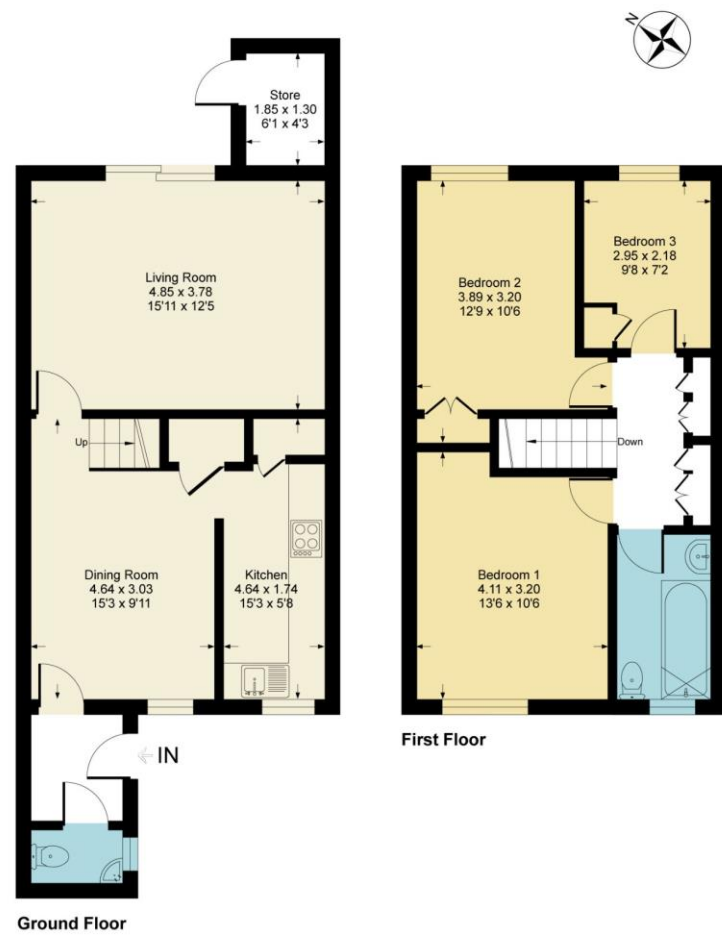


Galahad Close, SP10
Approximate Gross Internal Area = 90.5 sq m / 975 sq ft

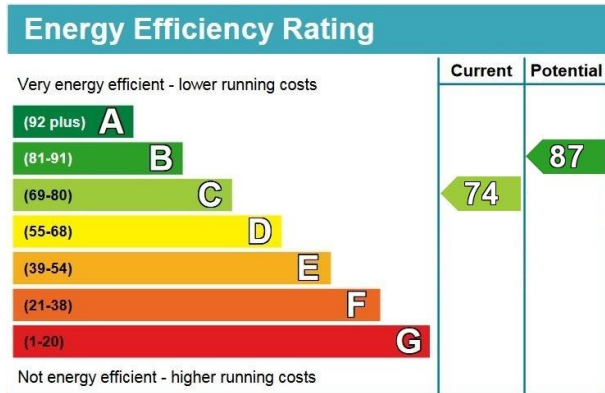


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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

- Cloakroom
- Dining Room
- 3 Bedrooms
- Low Maintenance 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 has been immaculately re-decorated this year with new carpets and a new boiler. The un-boarded loft is fully insulated to the highest specification. The surprisingly spacious accommodation comprises entrance lobby, cloakroom, dining room with open access to a kitchen with walk-in larder, a living room with patio doors to the garden, three bedrooms and a modern bathroom. Outside there is an enclosed garden to the front and a low maintenance rear garden with a 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 ENTRANCE LOBBY with 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 storage cupboard, laminate flooring in good condition and access to:

KITCHEN:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Freestanding cooker with double oven, space and plumbing for washing machine, space for further appliances and walk-in larder with shelving.

LIVING ROOM:

Patio doors to the garden and laminate flooring in good condition.

FIRST FLOOR LANDING:

Airing cupboard with hot water tank and further storage cupboard. Doors to:

BEDROOM 1:

Window to front.

BEDROOM 2:

Window to rear and fitted wardrobe cupboard.

BEDROOM 3:

Window to rear and fitted wardrobe cupboard.

BATHROOM:

Window to front. Panelled bath with shower over, wash hand basin and WC.

OUTSIDE:

To the front there is an area of gravel enclosed by picket fencing with a gated path to the front door.

REAR GARDEN:

Low maintenance garden with a patio area adjacent to the property with a brick store with power, light and new gas combi boiler. The remainder is laid to gravel with an additional patio seating area and gated rear access to a footpath.

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.

