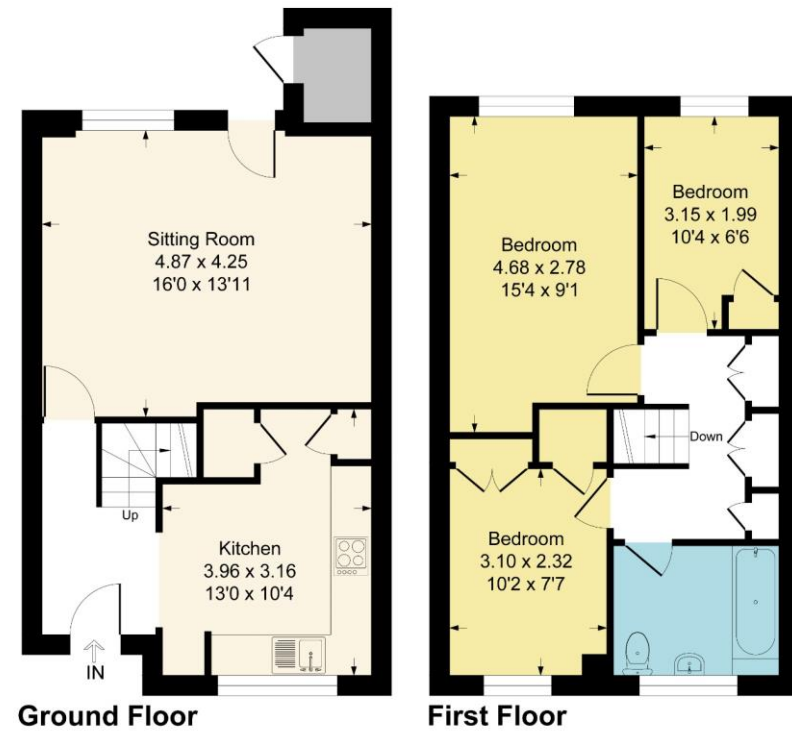


Galahad Close Andover, SP10  
 Approximate Gross Internal Floor Area = 80.1 sq m / 863 sq ft



This floor 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, window 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.



**Galahad Close, Andover**

**Guide Price £237,000 Freehold**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

- Hallway
- Living/Dining Room
- Bathroom

- Kitchen/Breakfast Room
- 3 Bedrooms
- 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 terraced house is located on the northern outskirts of the town close to schools and local amenities. The accommodation, which has been improved by the current owners, comprises hallway with stairs to the first floor and open access into a kitchen/breakfast room, living/dining room with a door into the garden, three bedrooms and a bathroom. Outside there is communal parking and an enclosed garden with a brick store and an open outlook to the rear over trees.

**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:**

Recessed porch with front door into:

**HALLWAY:**

Stairs to first floor and open access to:

**KITCHEN/BREAKFAST ROOM:**

Window to front. Range of eye and base level cupboards and drawers with wood effect work surfaces over and inset one and a half bowl stainless steel sink with drainer. Space for free-standing cooker, space and plumbing for washing machine, space for fridge and freezer and two fitted storage cupboards.

**LIVING/DINING ROOM:**

Window and door to rear garden.

**FIRST FLOOR LANDING:**

Loft access, airing cupboard with hot water tank, further storage cupboards and doors to:

**BEDROOM 1:**

Window to rear.

**BEDROOM 2:**

Window to front. Fitted wardrobe cupboard and over-stairs cupboard.

**BEDROOM 3:**

Window to rear.

**BATHROOM:**

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

**OUTSIDE:**

There is communal parking located to the front of the property.

**REAR GARDEN:**

The fully enclosed garden enjoys an outlook to the rear over trees and a gate to the rear leading to a path to the Anton Lakes Nature Reserve. Patio area adjacent to the house with a brick store housing the gas boiler. The remainder is laid to lawn with flower and vegetable borders.

**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.

