



## 23 SWALLOWFIELDS ANDOVER

£1,050 Per

Welcome to this charming terraced house located in the tranquil cul-de-sac of Swallowfields. This charming terraced house offers a delightful living experience. With one well-proportioned bedroom, this property is perfect for individuals or couples seeking a peaceful retreat. The inviting reception room provides a warm and welcoming space, ideal for relaxation or entertaining guests.

The house features a modern bathroom, ensuring comfort and convenience for daily living. One of the standout attributes of this property is the lovely garden, which offers a private outdoor space to enjoy the fresh air and sunshine, perfect for gardening enthusiasts or those who simply wish to unwind in nature.

Additionally, the property comes with an allocated parking space, a valuable asset in this desirable area. This one-bedroom house in Swallowfields is a wonderful opportunity for anyone seeking a cosy home in a serene environment. Pets considered.









| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 90                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 72      |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

**EPC Rating: C      Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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