



105 Swallowfields, Andover, SP10 5PL
Guide Price £315,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Nestled in the charming area of Swallowfields, Andover, this delightful semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With no onward chain, this property is ready for you to move in and make it your own.

The bungalow boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The inviting living room flows seamlessly into a bright conservatory, perfect for enjoying the garden views throughout the seasons. A good size kitchen offers the potential for personalisation, catering to your culinary needs.

This property features two spacious bedrooms, ideal for a small family or those looking to downsize. The shower room is conveniently located, ensuring ease of access for all residents and guests.

Outside, the good-sized rear garden offers a tranquil retreat, perfect for gardening enthusiasts or simply enjoying the fresh air. The property also benefits from driveway parking for numerous vehicles, along with a garage which has power and light, with a courtesy door to the rear, providing ample storage and convenience.

In summary, this semi-detached bungalow in Swallowfields is a wonderful opportunity for anyone looking for a peaceful yet accessible home. With its generous living spaces, outdoor area, and practical amenities, it is sure to appeal to a variety of buyers. Do not miss the chance to view this lovely property.



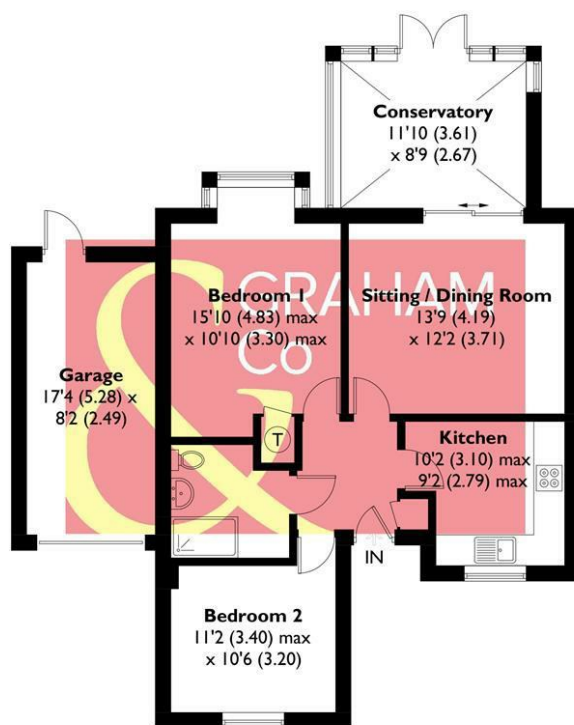


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boasts a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.





APPROXIMATE GROSS INTERNAL AREA = 767 SQ FT / 71.3 SQ M
GARAGE = 144 SQ FT / 13.4 SQ M
TOTAL = 911 SQ FT / 84.7 SQ M



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1271272)

Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		86
(81-94) B		
(69-80) C		
(55-68) D		63
(43-54) E		
(29-42) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: C



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