



26 Galbraith Road, Picket Piece, Andover, SP11 6AZ
Asking Price £390,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co offer to the market this delightful townhouse on Galbraith Road which offers a perfect blend of comfort and modern living. With four generously sized double bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The townhouse boasts three well-appointed bathrooms, ensuring convenience for all residents. The heart of the home is complemented by a great-sized garden, providing an excellent outdoor space for relaxation, gardening, or family activities.

Parking is a breeze with space available for up to three vehicles. Additionally, the property benefits from an established forward chain, streamlining the buying process for prospective purchasers.

The sellers are able to offer up to £2,000 towards the buyer's legal fees subject to terms and conditions (Ts and Cs are subject to the buyer using their recommended solicitors)

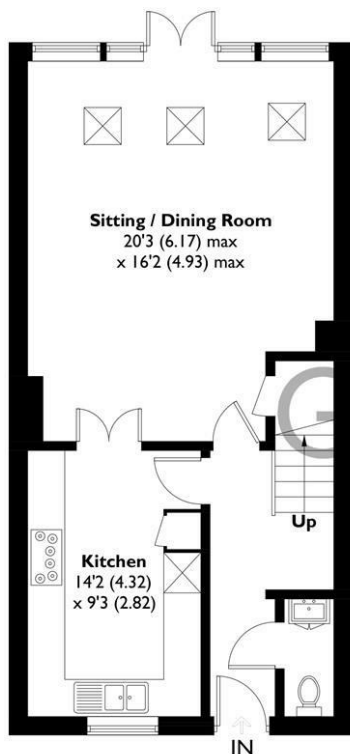




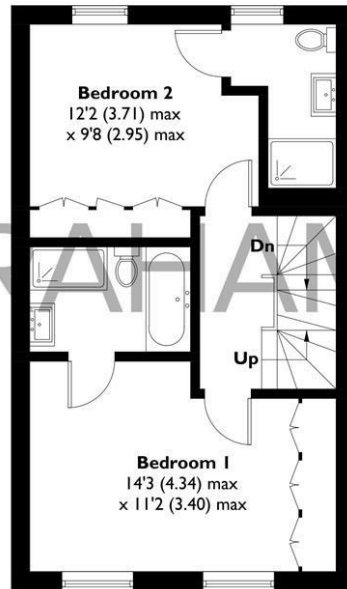


APPROXIMATE GROSS INTERNAL AREA = 1518 SQ FT / 141.1 SQ M
GARAGE = 190 SQ FT / 17.7 SQ M
TOTAL = 1708 SQ FT / 158.8 SQ M

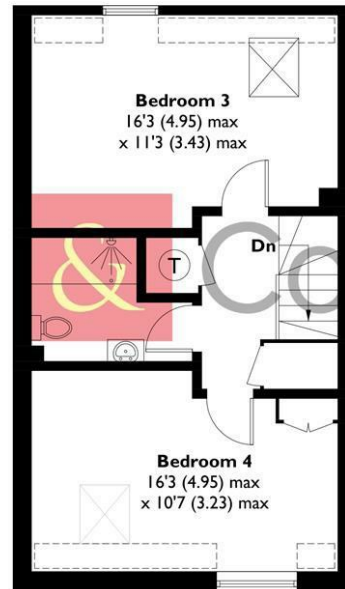
GRAHAM & Co



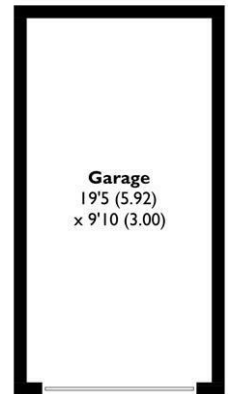
GROUND FLOOR
568 SQ FT / 52.8 SQ M



FIRST FLOOR
471 SQ FT / 43.8 SQ M



SECOND FLOOR
479 SQ FT / 44.5 SQ M



(Not Shown In Actual Location / Orientation)

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 (ID1326346)
Produced for Graham & Co

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Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(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		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.