



55 TINTAGEL CLOSE ANDOVER

£1,300 Per

This delightful three-bedroom house in Tintagel Close presents an excellent opportunity for families and individuals alike.

Upon entering, you are greeted by a generous kitchen that flows seamlessly into a reception and dining area, perfect for entertaining guests or enjoying family meals. The addition of a conservatory enhances the living space, allowing for a bright and airy atmosphere, while also providing direct access to the rear garden, an ideal spot for outdoor relaxation or gardening enthusiasts. For added convenience, the ground floor features a separate WC.

Venturing upstairs, you will find three comfortable bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is well-appointed, catering to the needs of the household.

Situated in a friendly residential area, this property benefits from close proximity to local amenities, schools, and excellent transport links, making it a practical choice for daily living.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>EU Directive 2002/91/EC</small>		

EPC Rating: D 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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