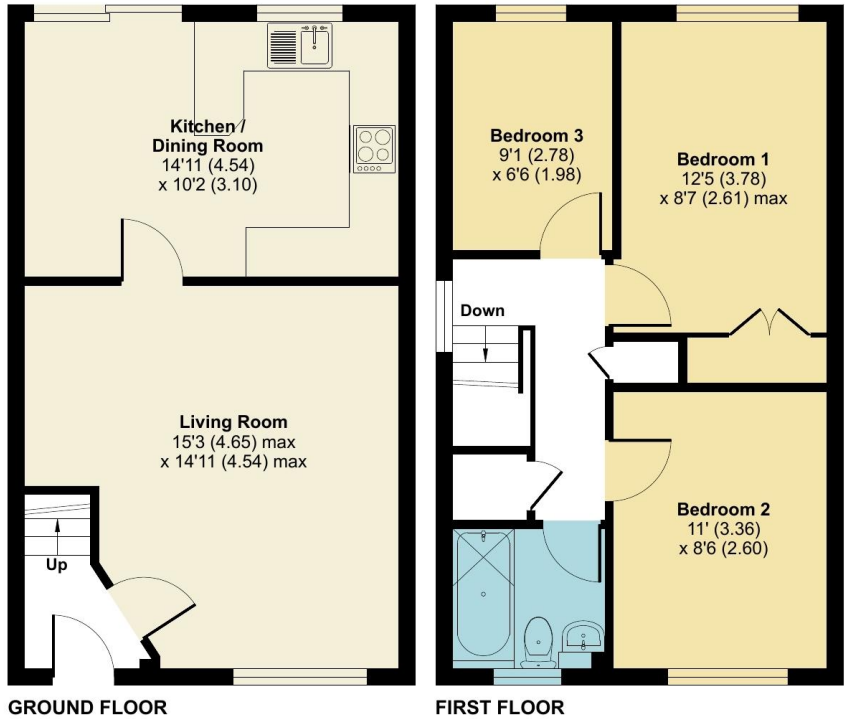
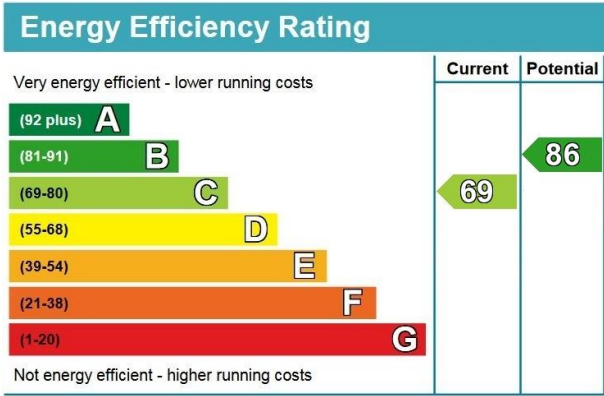


Celtic Drive, Andover, SP10

Approximate Area = 770 sq ft / 71.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Austin Hawk Ltd. REF: 1306962



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.



Celtic Drive, Andover Guide Price £290,000 Freehold

- Hallway
 - Kitchen/Diner
 - Bathroom
 - Garage & Parking
- Living Room
 - Three Bedrooms
 - Enclosed Garden
 - No Onward Chain



DESCRIPTION:
NO ONWARD CHAIN.

Austin Hawk are delighted to offer this terrace house located on the popular Anna Fields development within catchment for the well regarded local schools. The accommodation comprises hallway, sitting room, kitchen/dining room, master bedroom, two further bedrooms and a bathroom. Outside there is a low-maintenance enclosed garden to the rear, a garage with a parking space.

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 is just over half a mile away and 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. The property is located on Marchant Road, which is off Salisbury Road, with nearby local amenities including convenience stores, one of which has a post office, various fast-food outlets, public houses, a supermarket, petrol stations, a country store and a renowned bakery and fish and chip shop. Andover's hospital is just under a mile away, as are dental and GP practices, plus Charlton village, which has further local amenities, including an extensive leisure park. Andover's town centre is just a mile from the property with other local amenities, including Rooksbury Mill Lakes Nature Reserve.

HALLWAY:

First floor stairs and door to:

LIVING ROOM:

Window to front and under stairs recess.

KITCHEN/DINER:

Window to rear. A range of eye and base level cupboards and drawers with work surfaces over and inset white composite sink with drainer. Wall mounted boiler. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine and fridge/freezer. Patio door to garden.

LANDING:

Loft access. Storage cupboard and cupboard housing water tank. Doors to:

BEDROOM ONE:

Window to rear and fitted wardrobe.

BEDROOM TWO:

Window to front.

BEDROOM THREE:

Window to rear.

BATHROOM:

Window to front, panelled bath with screen and shower over, WC, pedestal wash hand basin and partly tiled walls.

OUTSIDE:

To the front there is a paved pathway leading to the front door with a canopy porch. The remainder of the garden is shingled and bordered with hedges. There is a garage to the rear with a parking space to the front.

REAR GARDEN:

Patio area adjacent to the property, leading onto lawn & shrub borders. Side gate access.

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.

