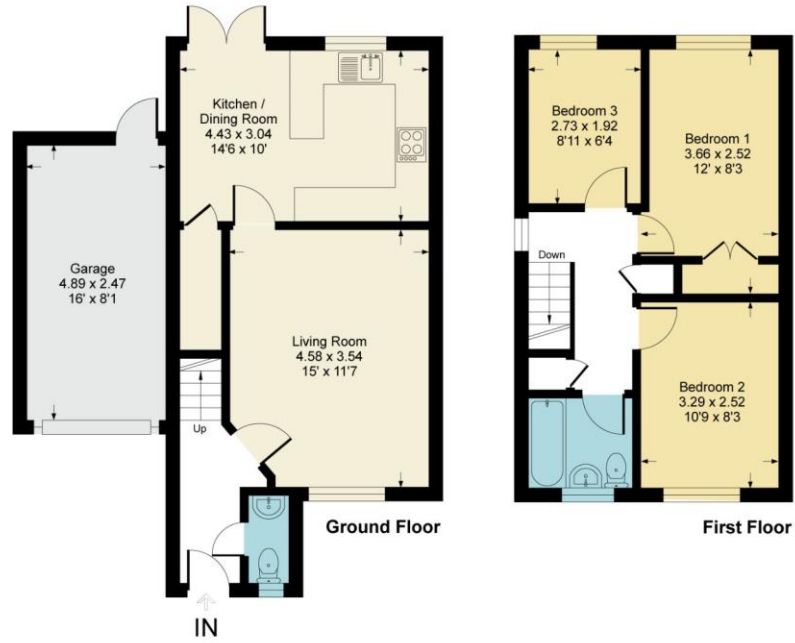


**Celtic Drive, Andover, SP10**  
Approximate Gross Internal Area = 72.1 sq m / 777 sq ft  
Approximate Garage Internal Area = 12 sq m / 130 sq ft  
Approximate Total Internal Area = 84.1 sq m / 907 sq ft

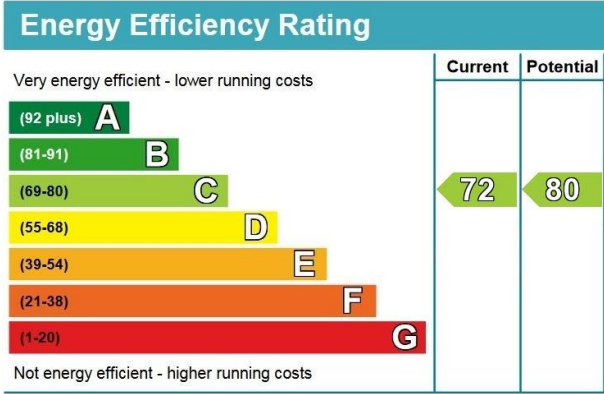


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Celtic Drive, Andover

Guide Price £349,950 Freehold



- Hallway
  - Living Room
  - 3 Bedrooms
  - Driveway Parking
  - Landscaped Garden
- Cloakroom
  - Kitchen/Dining Room
  - Bathroom
  - Garage
  - Close to Schools

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.



**DESCRIPTION:**

This end of terrace house occupies a good sized plot on the popular Anna Fields within catchment for well regarded local schools. The well presented accommodation comprises hallway, cloakroom, spacious living room, kitchen/dining room with French doors to the garden, three bedrooms and a bathroom. To the front there is driveway parking for two cars leading to a garage whilst to the rear there is an attractive, low maintenance garden with two seating areas.

**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 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.

**ACCOMMODATION:**

Front door into:

**HALLWAY:**

Stairs to first floor, fitted shoe storage and doors to:

**CLOAKROOM:**

Window to front. Vanity cupboard with wash hand basin and WC.

**LIVING ROOM:**

Window to front and door to:

**KITCHEN/DINING ROOM:**

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset induction hob with extractor over and oven below. Integral fridge/freezer, space and plumbing for washing machine and open access to DINING AREA with French doors to garden and large understairs cupboard.

**FIRST FLOOR LANDING:**

Window to side. Loft access, cupboard with wall mounted boiler and further cupboard with hanging rails. Doors to:

**BEDROOM 1:**

Window to rear and fitted wardrobe cupboard.

**BEDROOM 2:**

Window to front.

**BEDROOM 3:**

Window to rear.

**BATHROOM:**

Window to front. Panelled bath with shower over, vanity unit with wash hand basin and WC with concealed cistern. Heated towel rail.

**OUTSIDE:**

To the front there is an area of lawn with a path to the front door. A driveway offers parking for two cars and access to:

**GARAGE:**

Single attached garage with up and over door, power, light, loft storage and door to rear garden.

**REAR GARDEN:**

Fully enclosed garden with a patio area adjacent to the house which extends via a path at the side to a further seating area. The remainder is laid to artificial lawn bordered by sleepers.

**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.

