



10 Colvin Close, Andover, SP10 2FP
Asking Price £355,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Nestled within the desirable residential area of Colvin Close, this four-bedroom townhouse offers a comfortable retreat with convenient access to the town centre. Upon entry, you're greeted by a practical entrance hall leading to a well-equipped kitchen at the front and a downstairs cloakroom for added convenience. The ground floor seamlessly flows into a spacious living and dining area at the rear, featuring French doors that open onto the rear garden, ideal for outdoor relaxation and entertaining. The first floor hosts three bedrooms, one of which benefits from an en-suite shower room, while the remaining bedrooms share a family bathroom. Ascending to the second floor reveals the principal bedroom, complete with its own en-suite shower room, providing a private sanctuary. Outside, two allocated parking bays offer practical parking solutions, while the crescent-shaped close boasts a central lawned area, enhancing the community ambiance. This townhouse presents an ideal opportunity for comfortable living in a popular location, combining practicality with modern amenities for a relaxed lifestyle.



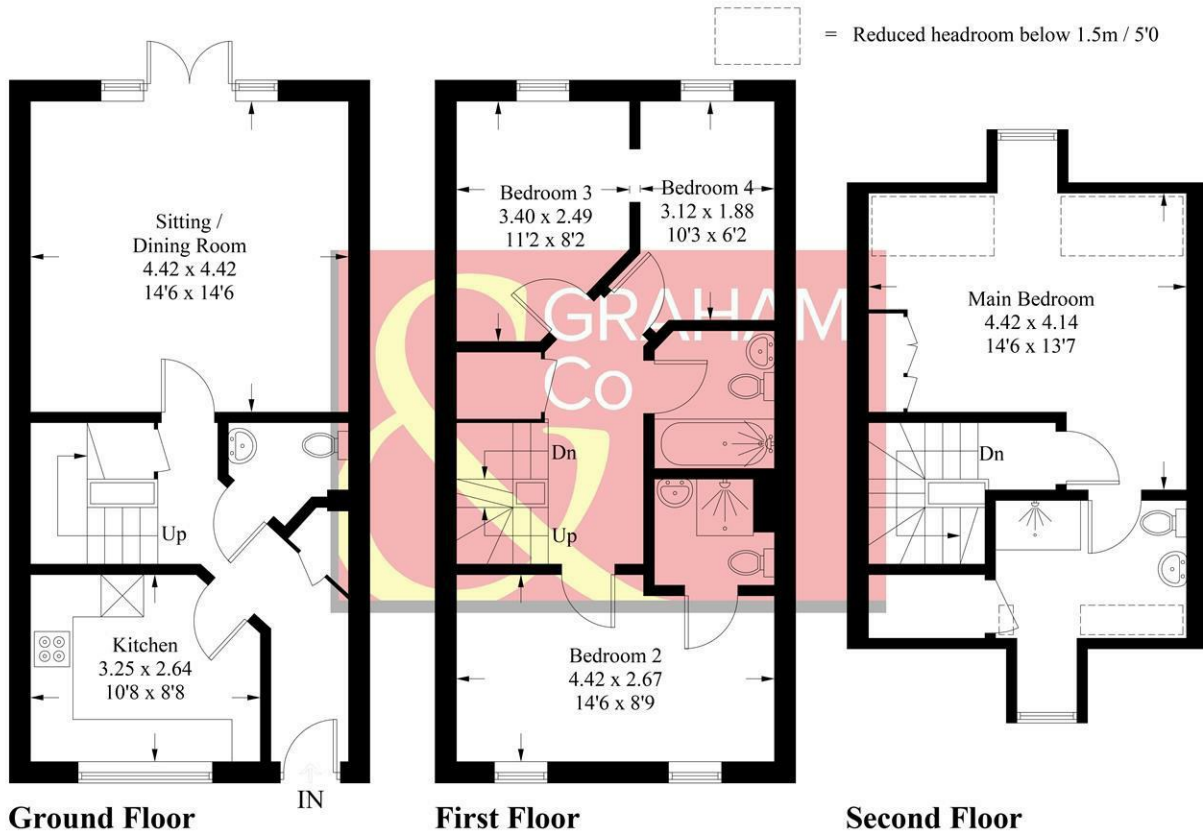


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast 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.



Colvin Close, SP10

Approximate Gross Internal Area = 114.3 sq m / 1230 sq ft



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1070056)

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Very energy efficient - lower running costs			
(95-100) A			88
(81-94) B		79	
(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	

Tax Band: D



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