



45 Celtic Drive, Andover, SP10 2UA  
Asking Price £275,000



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#### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Welcome to this delightful mid-terraced house, built in the mid to late 1990s and located in the highly sought-after Anna Fields development. This small, modern development is ideally situated just off Salisbury Road, offering convenient access to the local nature reserve and Watermills Park. Positioned at the end of a quiet cul-de-sac, this property provides a peaceful living environment. The house is in excellent condition, featuring an updated kitchen with stylish shaker-style units, complemented by wood-effect worktops. The kitchen also houses a concealed, wall-mounted gas boiler that serves the central heating and hot water systems. The re-fitted bathroom is a standout feature, boasting full-height tiling and an over-bath shower. Modern touches have been added throughout the house, including skimmed ceilings and recessed spotlights in the inviting sitting room, enhancing the contemporary feel. The rear garden has been thoughtfully landscaped for low-maintenance enjoyment. It features artificial grass and a raised decked patio seating area, perfect for relaxing or entertaining. This charming home offers modern comforts and a tranquil setting, making it an ideal choice for those seeking a peaceful yet conveniently located property.



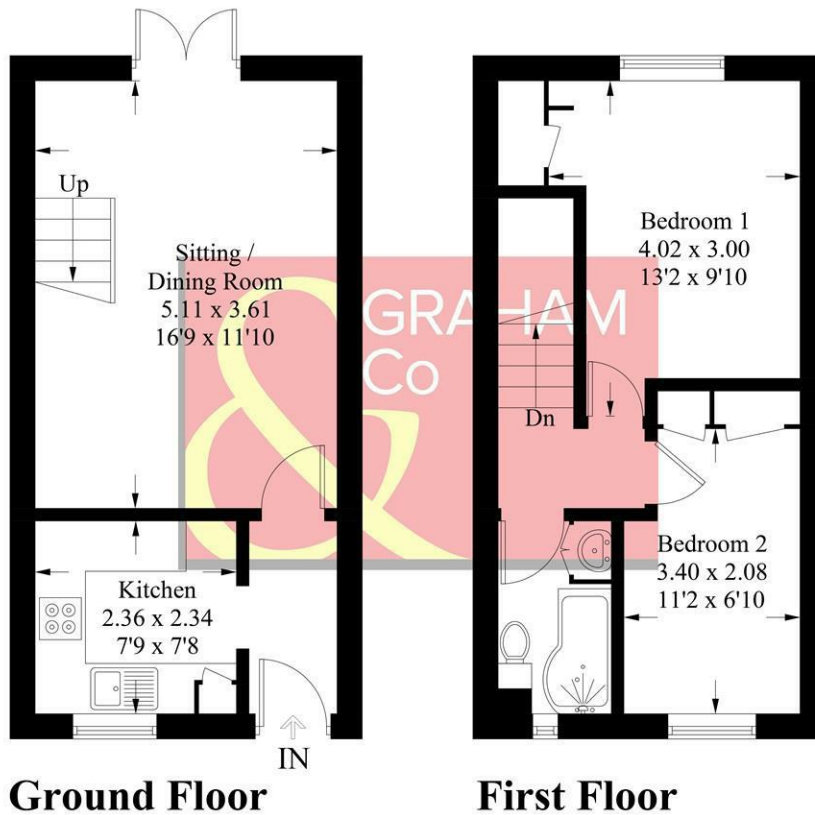


Anna Fields is a relatively small and highly regarded modern development on the southern side of Andover. The development is well placed with excellent access to both Andover town centre and the extensive road links from the A303. There is also a footpath which gives access onto the former Sprat & Winkle train line which offers a lovely level walk into Andover and also open countryside including the picturesque Rooksbury Lakes. There is a very handy post office/convenience store situated just opposite the development on the Salisbury Road.



# Celtic Drive, SP10

Approximate Gross Internal Area = 54.7 sq m / 589 sq ft



**Ground Floor**

**First Floor**

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 (ID1091149)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		90
B (81-91)			
C (69-80)		70	
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: C



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