



**22 Camelot Close, Andover, SP10 4BD**  
**Guide Price £210,000**



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## PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to Camelot Close, Andover - a charming property that could be your next dream home! This delightful house boasts 3 bedrooms, offering ample space for a growing family or those who love to have guests over.

One of the highlights of this house is the downstairs cloakroom with a WC, providing convenience and practicality for you and your guests. The absence of a chain means a smoother and quicker process for potential buyers, making it an attractive option for those looking to move in without delays.

Furthermore, the property presents an exciting opportunity for those with a creative vision, as there is great potential to upgrade and add personal touches to make it truly your own. Whether you're looking to modernise the interiors or create a beautiful outdoor space, this house offers a blank canvas for you to unleash your imagination.

Don't miss out on the chance to own a property with so much potential in a desirable location like Camelot Close. Book a viewing today and start envisioning the possibilities that this house has to offer.



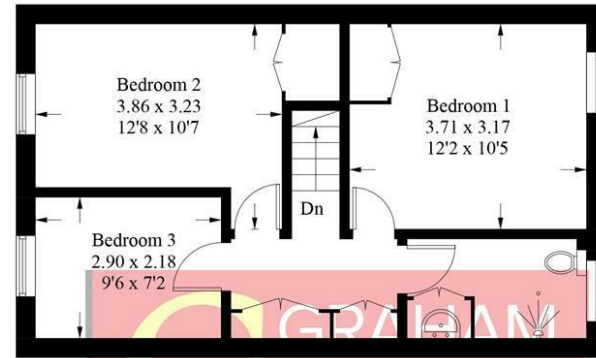


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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

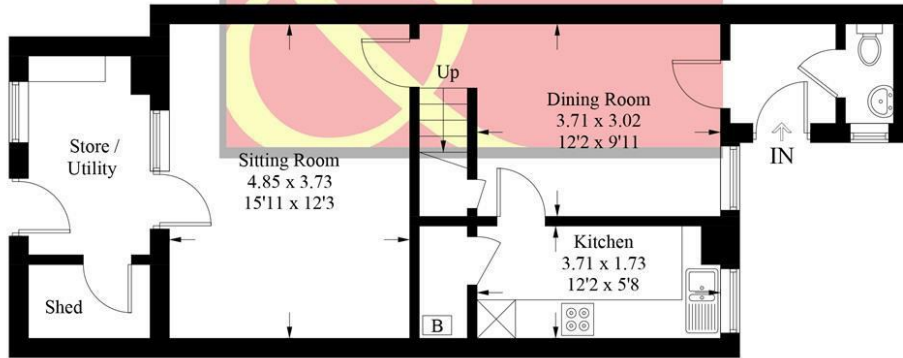


# Camelot Close, SP104

Approximate Gross Internal Area  
98.4 sq m / 1059 sq ft



**First Floor**



**Ground Floor**

PRODUCED FOR GRAHAM AND CO

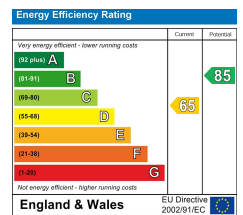
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1100315)

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