



40 Jutland Crescent, Andover, SP10 4NB
Guide Price £310,000



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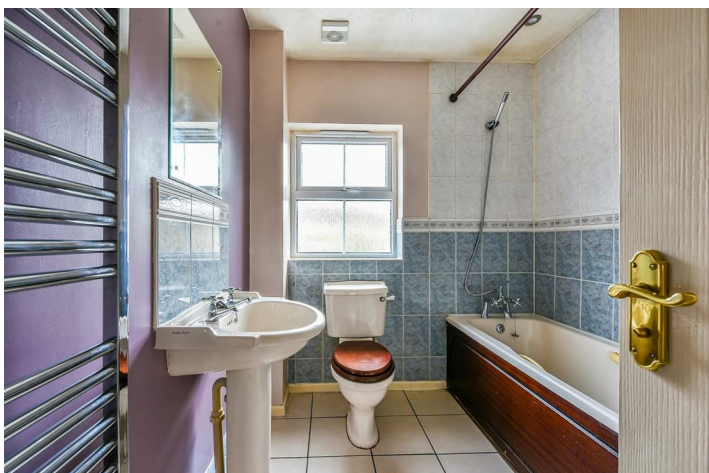
PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to this charming property located on Jutland Crescent in the sought-after area of Andover. This delightful house boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms and two bathrooms, there is plenty of space for everyone to enjoy.

Situated in the popular Saxon Fields development, this property offers a peaceful and friendly neighbourhood for you to call home. The convenience of parking for two vehicles, including a garage and driveway, ensures that you will never have to worry about finding a spot for your car.

One of the highlights of this lovely home is the en suite bathroom, providing a touch of luxury and privacy for the master bedroom. With no onward chain, you can move in hassle-free and start creating new memories in this wonderful property.

Don't miss out on the opportunity to make this house your own and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing and take the first step towards owning your dream home in Andover.



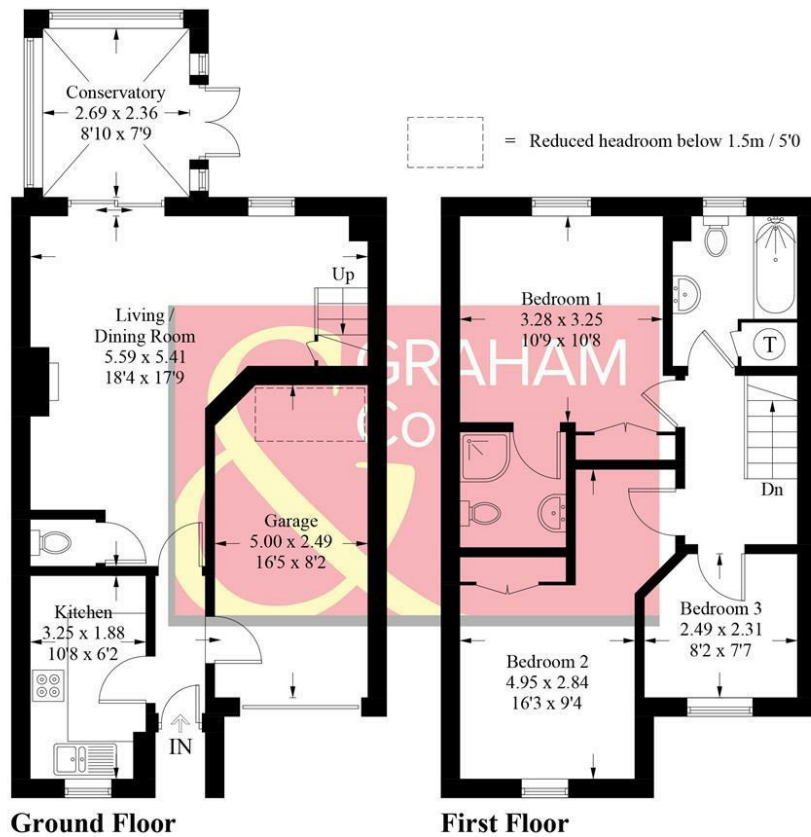


Saxon Fields has been popular since its inception in the mid 90's and now offers its own convenience store in the centre of the site and sports grounds with football pitch, play area and large green area which is ideal for dog walking. Saxon Fields also offers direct access into 'Anton Lakes Nature Reserve' which is made up of a number of habitats following its former use for gravel extraction. The River Anton rises from springs within the reserve. Access is excellent with the majority of footpaths being accessible for both pushchairs and wheelchairs alike. Fishing is also permitted with day tickets available from the Andover Angling Club. The village of Charlton is close by which boasts a Tesco Express, post office and local pub. There is a regular bus service from the development and also excellent road links to Newbury, Andover town centre and the A303.



Jutland Crescent, SP10

Approximate Gross Internal Area = 96.8 sq m / 1042 sq ft
(Including Garage)



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 (ID1124055)

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Very energy efficient - lower running costs			
(95 plus) A			81
(81-91) B			
(69-80) C		64	
(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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.