

**Camelot Close, SP10**  
Approximate Gross Internal Area = 87.9 sq m / 947 sq ft (excludes store)

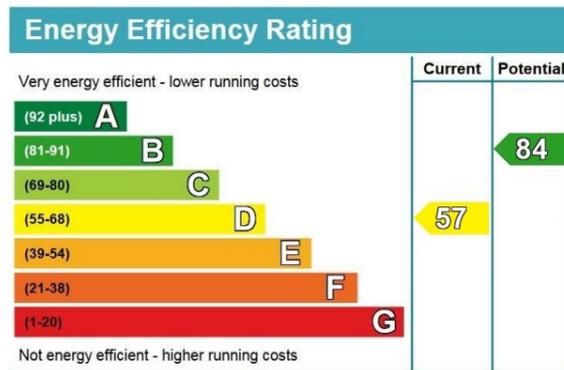


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



**Camelot Close, Andover**

**Guide Price £245,000 Freehold**



- Entrance Lobby
- Cloakroom
- Three Bedrooms
- Low Maintenance Rear Garden
- Proximity to Schools
- Kitchen/Dining Room
- Living Room
- Bathroom
- Outlook over Green Space
- Close to Amenities

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:** A three-bedroomed terraced house located within one of Andover's more established developments with great proximity to Knights Enham Nursery, Infant and Junior schools, along with all of Andover's town centre and out-of-town amenities. The property would make a great first family home or investment opportunity with the accommodation comprising an entrance lobby, a cloakroom, a kitchen/dining room, a good-sized living room, three bedrooms and a family bathroom. Outside to the rear is a low-maintenance garden with gated access to an area of open green space, whilst Camelot Close has direct footpath access to neighbouring Anton Lakes nature reserve.

**LOCATION:** Andover offers a range of educational, shopping and recreational facilities, including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct line to London's Waterloo in just over an hour, whilst the nearby A303 offers good road access to both London and the West Country. Camelot Close, within the King Arthurs Way development, benefits from proximity to local amenities, including fast food outlets, various retail outlets, supermarkets, a post office and convenience stores. The development borders Anton Lakes Nature Reserve with open countryside also a short distance away.

**OUTSIDE:** Pathways lead from various communal parking areas to the property with a small, fenced front garden and path leading to the front door.

**ENTRANCE LOBBY:** Space for cloaks storage. Consumer unit and radiator. Door into kitchen/dining room and door to:

**CLOAKROOM:** Window to the front. Subway tiled walls. Close-coupled WC and hand wash basin.

**KITCHEN/DINING ROOM:** Windows to the front. The kitchen includes a range of eye and base-level cupboards and drawers with worksurfaces over and tiled splashbacks. The worksurface extends to a matching breakfast bar. Inset stainless steel sink and drainer, inset gas hob with extractor over and oven/grill below. Space and plumbing for a washing machine. Low-level door to a built-in, understairs storage cupboard and doorway to a walk-in storage cupboard. Space for an American-Style fridge freezer. Radiator.

**LIVING ROOM:** Good-sized living room with sliding patio doors to the rear, accessing the rear garden. Radiators.

**FIRST FLOOR LANDING:** Two pairs of double doors to full height, built-in storage cupboards. Loft access.

**BEDROOM ONE:** Window to the front. Recess for wardrobe storage. Radiator.

**BEDROOM TWO:** Double bedroom with a window to the rear. Exposed timber flooring. Double doors to a built-in wardrobe cupboard. Radiator.

**BEDROOM THREE:** Rear aspect bedroom. Door to a built-in wardrobe cupboard. Radiator.

**BATHROOM:** Window to the front. Panelled bath. Concealed cistern WC, hand wash basin and radiator.

**REAR GARDEN:** Patio area adjacent to the rear of the property and access to an adjoining brick store housing a gas combi boiler (installed 2023). The remainder of the garden is laid to lawn with a concrete pad which can be used for either the base of a garden shed/workshop or an additional seating area. Gated access to the open green space at the rear of the property.

**TENURE & SERVICES:** Freehold. Mains water, drainage, electricity and gas are connected. Gas-fired 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.

