



44 Caerleon Drive, Andover, SP10 4DE  
Guide Price £450,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

UNEXPECTEDLY BACK TO THE MARKET.

Graham & Co are delighted to offer to the market a spacious four bedroom detached family home positioned at the end of a no through road toward the northern side of Andover.

The accommodation comprises of a hallway, cloakroom, study, a lounge, dining room, and a large kitchen come breakfast room and a utility room off of the kitchen. Upstairs, there are four bedrooms with the largest having an en suite. There is also a large family bathroom with both a bath and a shower cubicle. Outside there is a large family friendly garden which is fully enclosed and mostly laid to lawn, with side access.



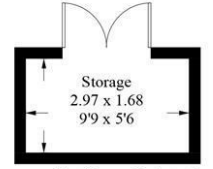
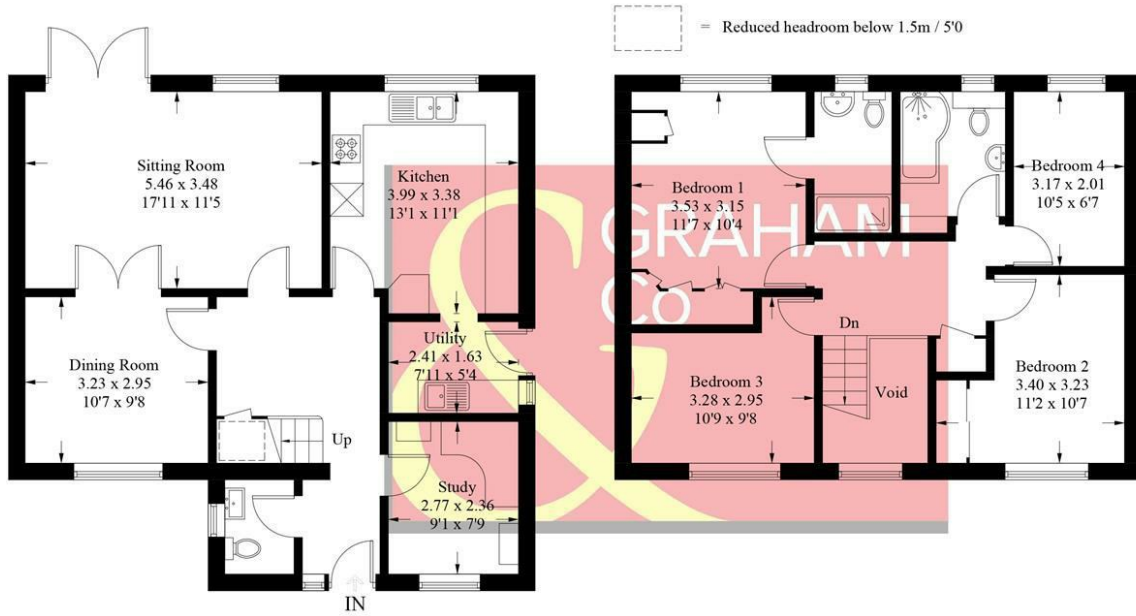


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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

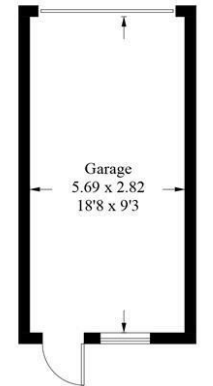


# Caerleon Drive, SP10

Approximate Gross Internal Area = 127.2 sq m / 1369 sq ft  
 Garage = 16.0 sq m / 172 sq ft  
 Storage = 5.0 sq m / 54 sq ft  
 Total = 148.2 sq m / 1595 sq ft  
 (Excluding Void)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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 (ID714623)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: E



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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.

