



10 Flensburg Close, Andover, SP10 4LW
Guide Price £299,950



10 Flensburg Close, Andover, Guide Price £299,950

PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a three bedroom family home in Saxon Fields, with a garage and driveway parking, being sold with no onward chain. The accommodation comprises an entrance hall, fitted kitchen and a lounge diner with doors leading to the rear garden. Upstairs offers the principle bedroom benefitting from an ensuite shower room, family bathroom and a further two bedrooms. The rear garden is fence enclosed with a rear access gate and mostly laid to lawn with a patio area.





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.

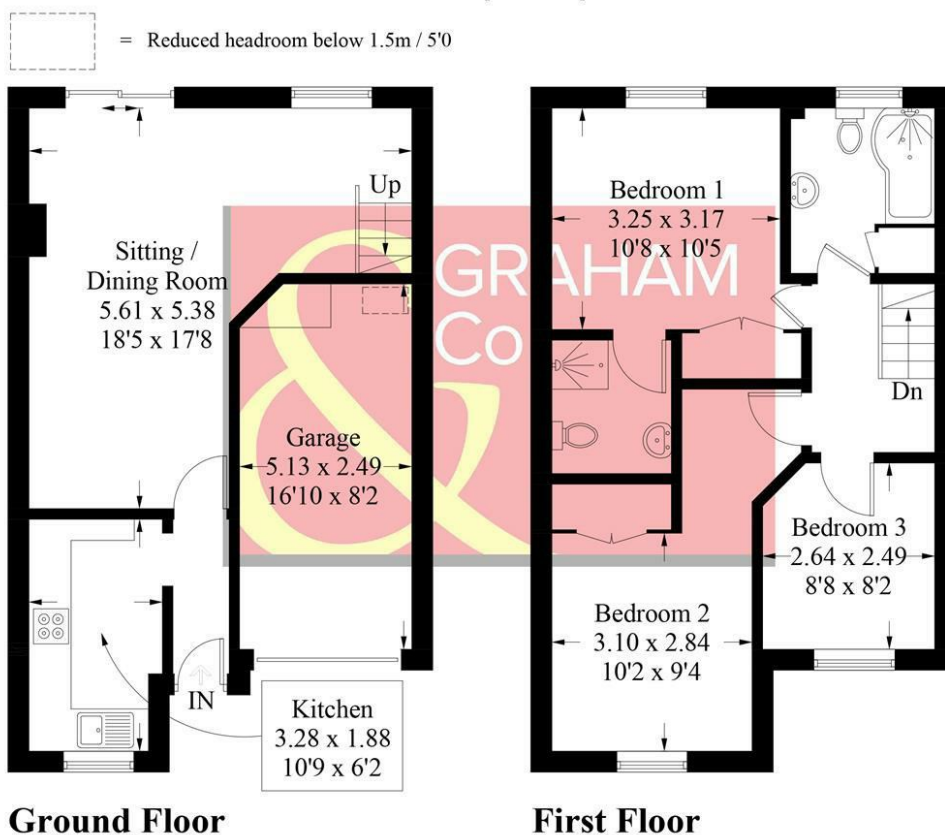


Flensburg Close, SP10

Approximate Gross Internal Area = 77.6 sq m / 835 sq ft

Garage = 12.5 sq m / 134 sq ft

Total = 90.1 sq m / 969 sq ft



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 (ID1226779)

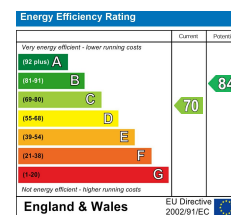
MORTGAGE ADVICE

Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - tristan@atmmortgages.com M - 07545320380

www.atmmortgages.com



Tax Band: D



OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

01264 356500

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.