GRAHAM & Co

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43 Celtic Drive, Andover, SP10 2UA
Guide Price £325,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market this well presented three bedroom family home with a garage situated in the popular Anna Fields development. The accommodation comprises an entrance hall, cloakroom, living room and a kitchen diner. Upstairs there is a stylish shower room and three bedrooms. The rear garden is fence enclosed and low maintenance with patio paving and shingle.







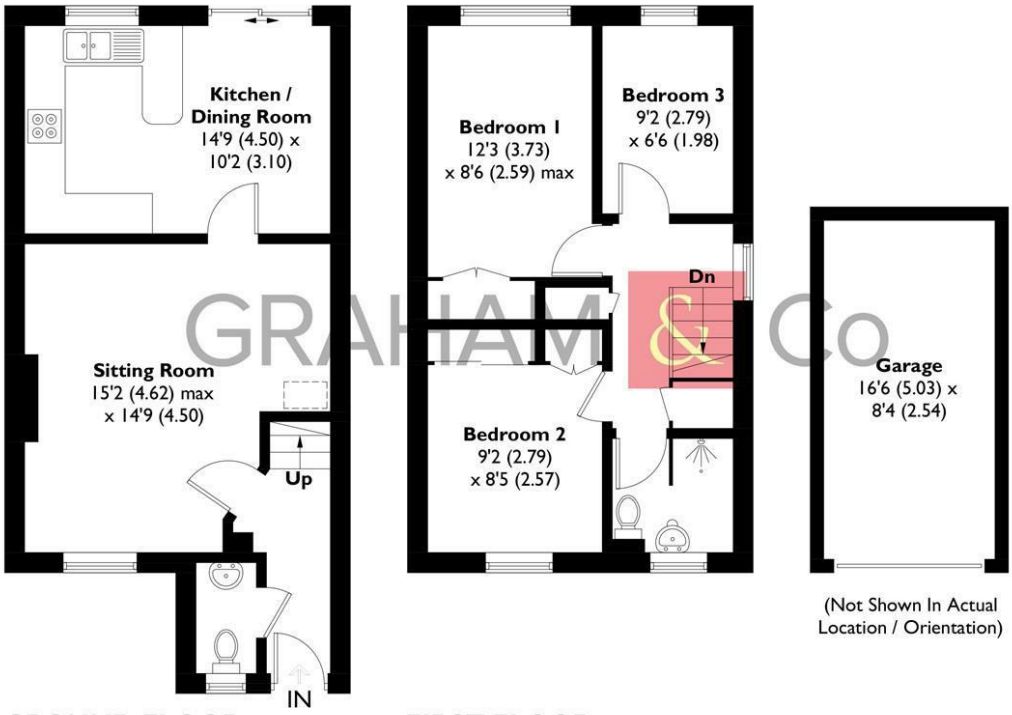
Anna Fields is a relatively small and highly regarded modern development on the southern side of Andover. The development is well placed with excellent access to both Andover town centre and the extensive road links from the A303. There is also a footpath which gives access onto the former Sprat & Winkle train line which offers a lovely level walk into Andover and also open countryside including the picturesque Rooksbury Lakes. There is a very handy post office/convenience store situated just opposite the development on the Salisbury Road.



APPROXIMATE GROSS INTERNAL AREA = 811 SQ FT / 75.4 SQ M
GARAGE = 139 SQ FT / 12.9 SQ M
TOTAL = 950 SQ FT / 88.3 SQ M

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= Reduced headroom below 1.5m / 5'0



GROUND FLOOR
427 SQ FT / 39.7 SQ M

FIRST FLOOR
384 SQ FT / 35.7 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1325813)

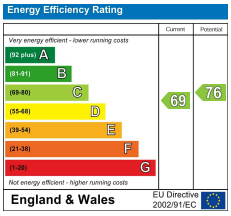
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.