GRAHAM & Co

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69 Cole Close, Andover, SP10 4NL
Price Guide £455,000

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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned on the edge of the sought after Saxonfields development to the north side of Andover, Graham & Co are delighted to bring to the market this spacious detached family home. The property has been upgraded by the present owner and benefits from well plan accommodation to include a sitting room leading to the garden, fitted kitchen leading to the dining/family room, gym/utility. To the first floor there are four bedrooms with the master having en-suite and a family bathroom, gas central heating and double glazing. Outside a drive to front provides off road parking with the rear garden comprising lawn and decked area, all enclosed.

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.

APPROXIMATE GROSS INTERNAL AREA = 1227 SQ FT / 114.0 SQ M
SHED / STORE = 54 SQ FT / 5.0 SQ M
TOTAL = 1281 SQ FT / 119 SQ M

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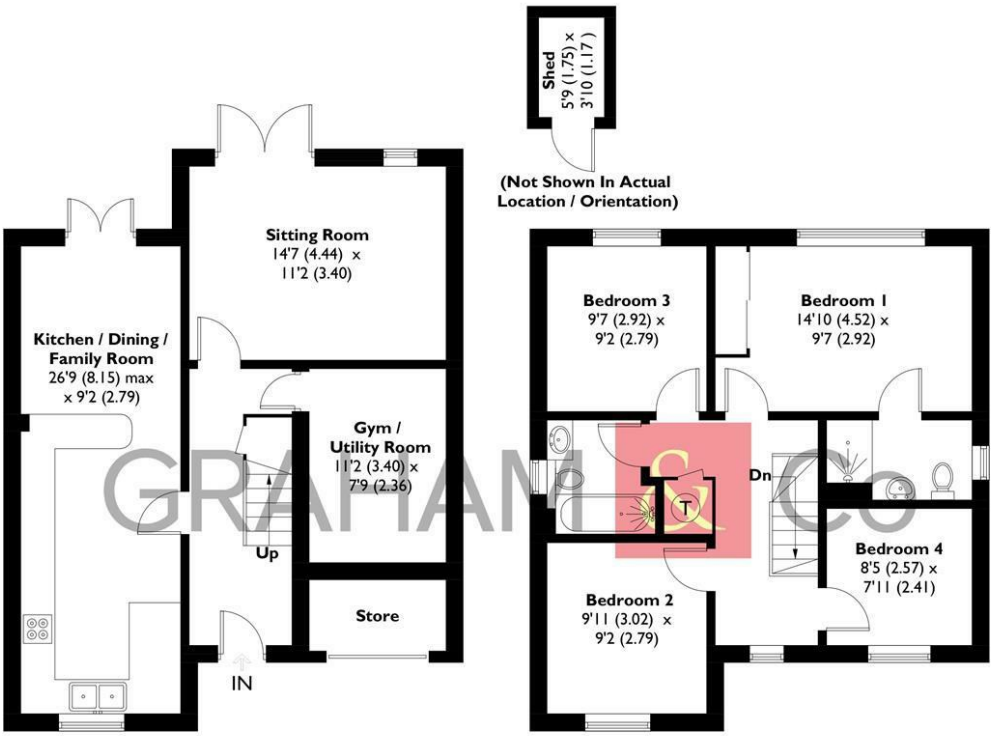

GROUND FLOOR
630 SQ FT / 58.5 SQ M

FIRST FLOOR
597 SQ FT / 55.5 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 (ID1326673)
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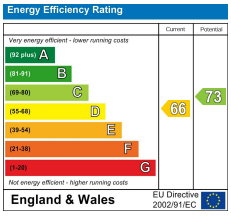

Tax Band: E

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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.

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