



Borkum Close, Andover, SP10 4LE
Guide Price £349,950



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are pleased to offer to the market this three bedroom linked family home situated at the end of a quiet cul de sac in the popular Saxon Fields development. The accommodation spans over 1000 square feet and comprises a hallway, cloakroom, living room and an open plan kitchen diner. Upstairs there is a family shower room and three bedrooms as well as a laundry room with washing machine and a tumble dryer. Outside there is a southerly facing garden enclosed garden laid to lawn with a patio area and both a door and gate leading to the garage and driveway respectively.





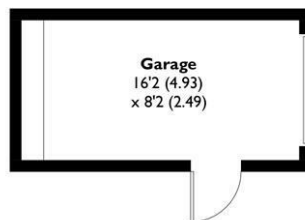
Saxon Fields has been popular since its inception in the mid 90's and now offers its own convenience store in the centre of the site and sports grounds with football pitch, play area and large green area which is ideal for dog walking. Saxon Fields also offers direct access into 'Anton Lakes Nature Reserve' 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.



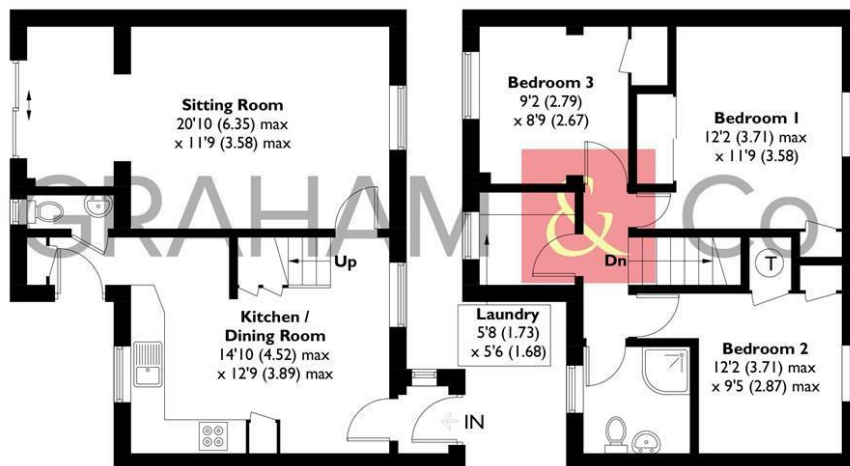


APPROXIMATE GROSS INTERNAL AREA = 956 SQ FT / 88.8 SQ M
GARAGE = 133 SQ FT / 12.4 SQ M
TOTAL = 1089 SQ FT / 101.2 SQ M

GRAHAM & Co



(Not Shown In Actual Location / Orientation)



GROUND FLOOR
488 SQ FT / 45.3 SQ M

FIRST FLOOR
468 SQ FT / 43.5 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 (ID1344083)

Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(41-54) E		
(27-40) F		
(1-26) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: D



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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.