



19 Collingwood Walk, Andover, SP10 1PU  
Guide Price £250,000



## 19 Collingwood Walk, Andover, Guide Price £250,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Welcome to this charming end-of-terrace family home located on Collingwood Walk in the desirable town of Andover. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for families or first-time buyers. As you enter, you are greeted by a welcoming entrance hall that features a convenient cloakroom. The spacious living room provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the open-plan kitchen, which seamlessly flows into the dining room, creating a wonderful space for family meals and gatherings.

This property boasts three well-proportioned bedrooms, providing ample space for family members or guests. The bathroom is thoughtfully designed to cater to the needs of a busy household. Outside, you will find lovely gardens that offer a tranquil retreat for outdoor enjoyment, whether it be for gardening, play, or simply soaking up the sun.

One of the standout features of this home is that it comes with no onward chain, allowing for a smooth and hassle-free purchase process. With its excellent location and family-friendly layout, this end-of-terrace house is a fantastic opportunity not to be missed. We invite you to come and explore all that this property has to offer.





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 boasts 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.

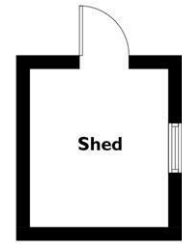




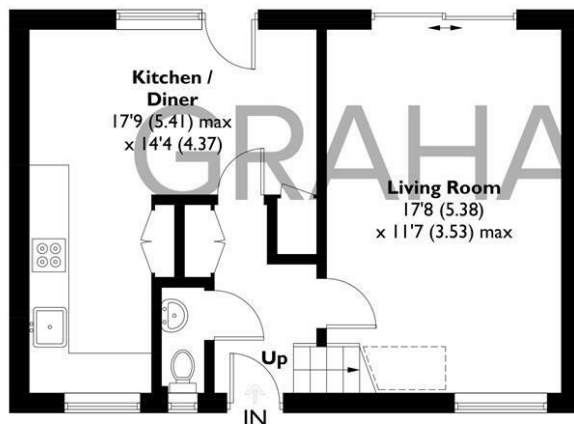
**APPROXIMATE GROSS INTERNAL AREA = 960 SQ FT / 89.2 SQ M  
(EXCLUDING SHED)**

**GRAHAM & Co**

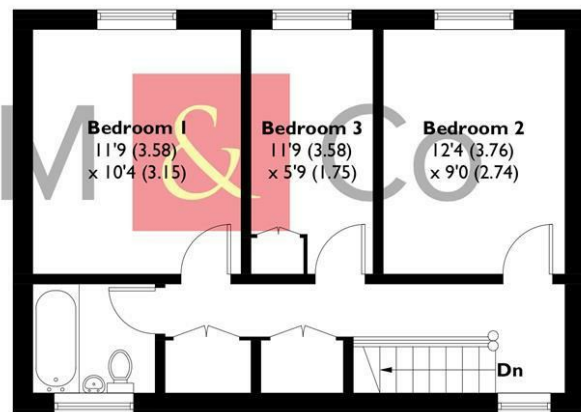
 = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



**GROUND FLOOR**  
**483 SQ FT / 44.9 SQ M**



**FIRST FLOOR**  
**477 SQ FT / 44.3 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 (ID1340429)  
**Produced for Graham & Co**

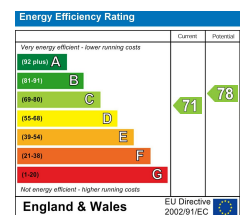
## MORTGAGE ADVICE

### 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](mailto:tristan@atmmortgages.com) M - 07545320380

[www.atmmortgages.com](http://www.atmmortgages.com)



**Tax Band: B**



**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.