



150 Tintagel Close, Andover, SP10 4DD  
Guide price £197,500



150 Tintagel Close, Andover,  
Guide price £197,500

#### PROPERTY DESCRIPTION BY Mr Ben Cox

Graham & Co are pleased to offer to the market a spacious three bedroom family home situated to the north side of Andover on the very edge of the King Arthur's Way development. In short, the property offers a cloakroom, open plan modern kitchen/diner, large lounge. Three well sized bedrooms, family bathroom and an enclosed rear garden which benefits from not being overlooked. In our opinion the property is in fantastic decorative condition and one of the main features is the open plan kitchen space ideal for socialising.



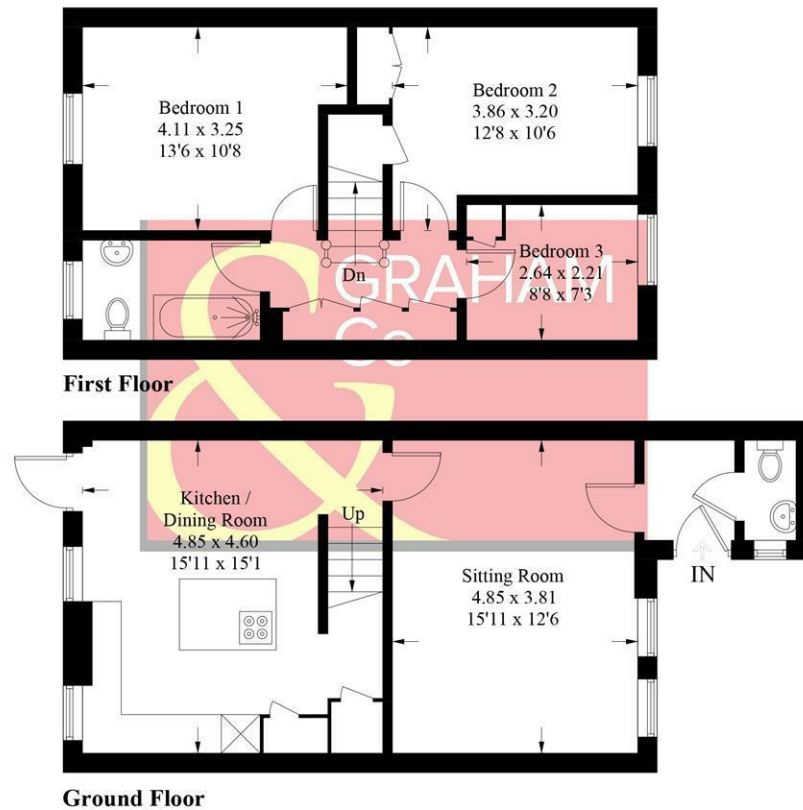


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast 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.



# 150 Tintagel Close, SP10 4DD

Approximate Gross Internal Area = 87.4 sq m / 941 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 (ID661484)

## DIRECTIONS

From our office in London Street proceed to the roundabout and take the first exit into Eastern Avenue. Continue along Eastern Avenue and at the Swan Court roundabout take the second exit into New Street. Continue along New Street and upon reaching the mini roundabout take the second exit. At the major roundabout take the second exit into Newbury Road. Continue past the traffic lights and under Enham Arch. At the mini roundabout proceed straight over. At the following roundabout turn left into King Arthurs Way and Tintagel Close can be found on the right hand side.

Energy Efficiency Rating		Current	Potential
100 (most A)	93-100		87
93 (most B)	81-92		
87 (most C)	69-80	71	
80 (most D)	55-68		
69 (most E)	39-54		
63 (most F)	21-38		
55 (most G)	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.