



20 Tobruk Close, Enham Alamein, Andover, SP11 6HT  
Asking Price £229,950



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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in the picturesque village of Enham Alamein to the north side of Andover, Graham & Co are delighted to offer for sale this spacious three bedroom family home. The property itself benefits from an entrance hall, living room with views to rear, open plan kitchen with dining area, rear lobby with cloakroom and store. To the first floor there are three bedrooms and wet room, gas central heating and double glazing. Outside there is a good sized rear garden enclosed by fencing.



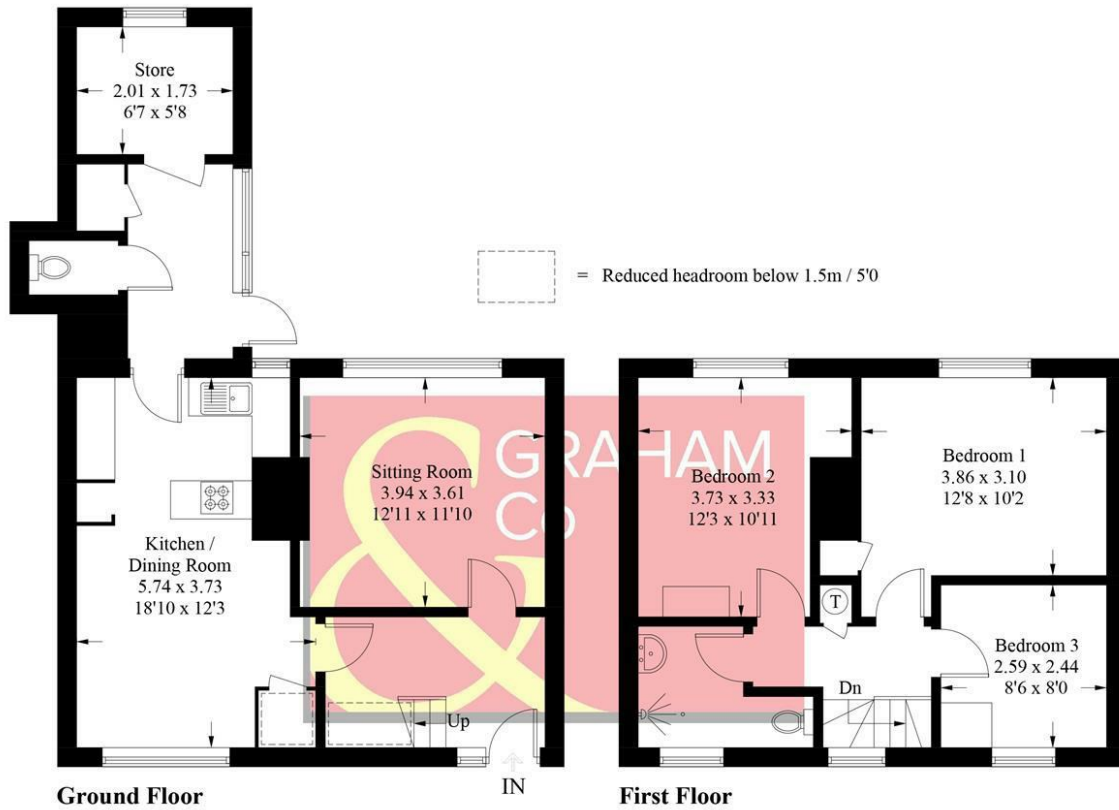


The leafy village of Enham Alamein nestles with the rolling hills of the Hampshire just under three miles north of historic Andover, now the principal town within the Test Valley Borough. Given the name Alamein after the World War II when the village of Enham received a substantial contribution from the grateful people of Egypt, the village church, St. George's is now internationally regarded as the memorial church for the battle of El-Alamein



# Tobruk Close, SP11

Approximate Gross Internal Area = 99.6 sq m / 1072 sq ft

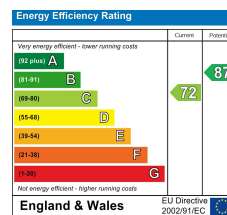


PRODUCED FOR GRAHAM AND CO

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 (ID727870)

## DIRECTIONS

Proceed from the town along New Street. Proceed down the hill to the next roundabout and go straight over, moving into the left lane. At the next, large, roundabout take the second exit towards Newbury. Proceed under the Enham Arch railway bridge and over the following three roundabouts, continuing towards Newbury and Enham Alamein. When entering the village of Enham Alamein, take the second right into Anton Lane and bear left into Kings Road. Take the first right into Alamein Road and turn right into Tobruk Close where the property can be found.



Tax Band: C



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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.