

38 Borkum Close, Andover, SP10 4LE
Guide Price £245,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

This three/four bedroom end of terrace home is situated at the end of a quiet cul-de-sac within the popular residential development of "Saxon Fields". The property is being sold with no forward chain and benefits from a generous 1100 sq ft of accommodation including extra living space having had the garage converted to create either a downstairs bedroom or a separate room to use as an office/play room. The kitchen is positioned to the front with the living / dining room to the rear, patio doors lead into the good sized conservatory and out to the low maintenance rear garden. To the first floor are the three bedrooms and well appointed shower room (formally bathroom). Over all the property is presented in a move in condition but offers a great opportunity for a buyer to add cosmetic changes to create a lovely home.



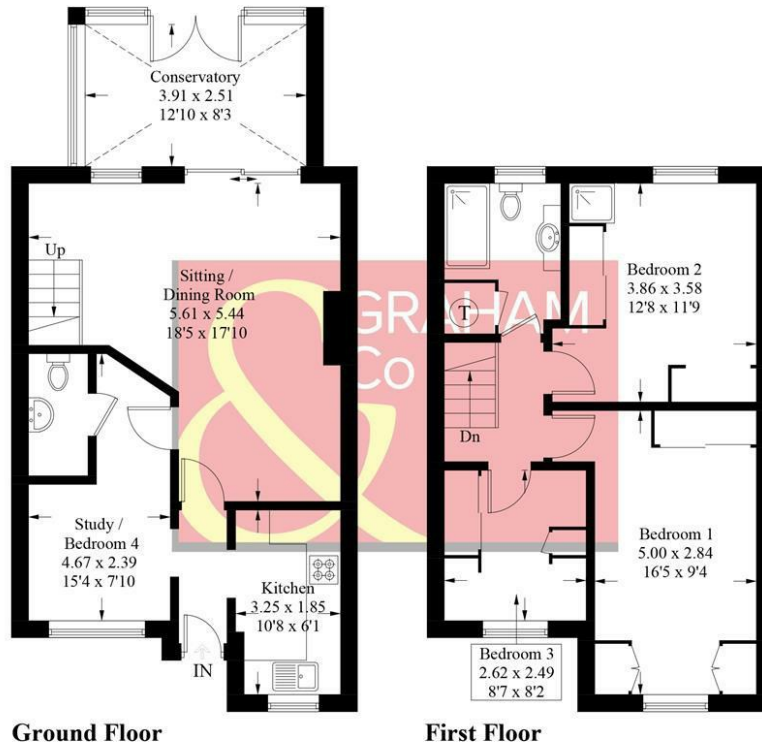


Saxon Fields has been popular since its inception in the mid 90's and now offers its own convenience store in the centre of the site and sports grounds with football pitch, play area and large green area which is ideal for dog walking. Saxon Fields also offers direct access into 'Anton Lakes Nature Reserve'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



Borkum Close, SP10

Approximate Gross Internal Area = 102.4 sq m / 1102 sq ft

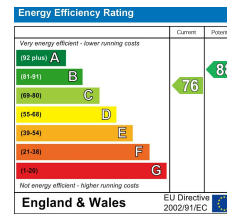


PRODUCED FOR GRAHAM AND CO

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 (ID727865)

DIRECTIONS

From our office in London Street, proceed to the roundabout and take the third exit to Western Avenue. Continue along and at the roundabout keep in the right hand lane and continue along Western Avenue. At the Folly roundabout take the second exit into Redon Way. Continue along Redon Way and at the following roundabout take the second exit. Continue to the next roundabout and take the second exit again into Saxon Way. Continue along Saxon Way and at the mini roundabout turn right into Kiel Drive, then right again into Elbe Way, and first on the right is Borkum Close.



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.