



9 Celtic Drive, Andover, SP10 2UA  
Guide Price £350,000



9 Celtic Drive, Andover,  
Guide Price £350,000

#### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a modern Westbury built three bedroom detached home, situated on a favoured corner plot within the popular Anna Fields development extended and renovated by current occupiers whom have owner this family home since it was first built in 1997.

The accommodation comprises of an entrance hall, cloakroom, lounge, modern fitted kitchen which leads to an open conservatory. Upstairs, there are three bedrooms with the master benefitting from an ensuite shower room. completing the upstairs is a modern fitted three piece suite family bathroom. Outside there is a low maintenance garden with a rear gate leading to a garage with light and power and a driveway.



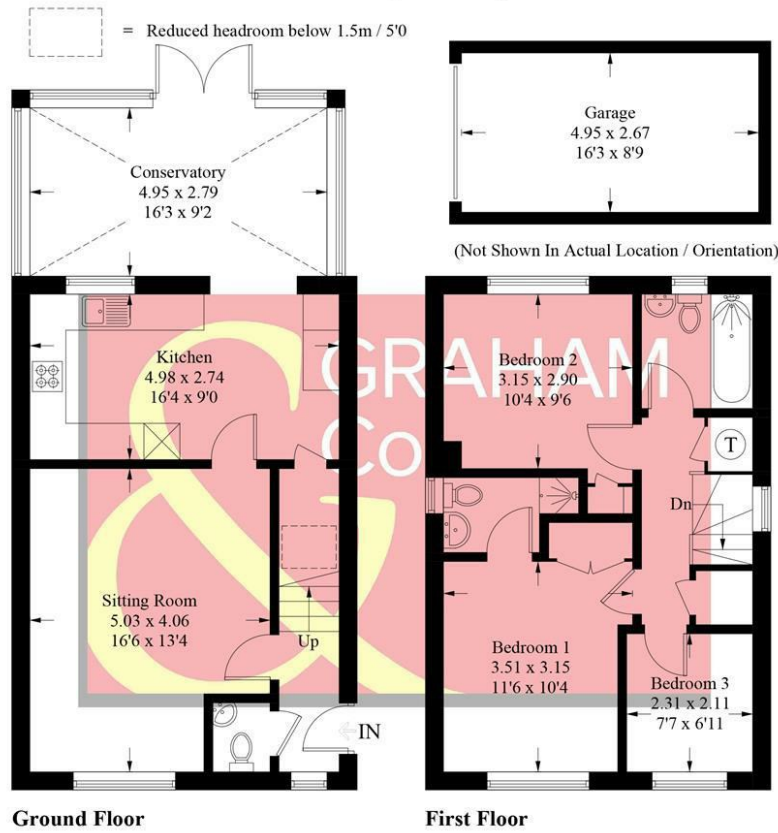


Anna Fields is a relatively small and highly regarded modern development on the southern side of Andover. The development is well placed with excellent access to both Andover town centre and the extensive road links from the A303. There is also a footpath which gives access onto the former Sprat & Winkle train line which offers a lovely level walk into Andover and also open countryside including the picturesque Rooksbury Lakes. There is a very handy post office/convenience store situated just opposite the development on the Salisbury Road.



# Celtic Drive, SP10

Approximate Gross Internal Area = 97.6 sq m / 1050 sq ft  
 Garage = 13.1 sq m / 141 sq ft  
 Total = 110.7 sq m / 1191 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 (ID769060)

## DIRECTIONS

From our office in London Street proceed to the roundabout and take the third exit into Western Avenue. Keeping in the left hand lane, at the following roundabout take the second exit into The Broadway. At the mini roundabout bear left into Salisbury Road. Continue along and proceed straight over the following roundabout. At the following roundabout take the first exit left into Kemmitt Way, proceed to the T-junction, turn left and the property can be found immediately on the left hand side.

Energy Efficiency Rating		Current	Potential
100 kWh A	Very energy efficient - lower running costs		
81-100 kWh B	Energy efficient		
61-80 kWh C	Decent energy efficiency		
41-60 kWh D	Decent energy efficiency		
21-40 kWh E	Energy efficiency		
1-20 kWh F	Energy efficiency		
1 kWh G	Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Tax Band: D



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.