



countrycousins
SALES & LETTING AGENTS

28 Celtic Drive,
Andover

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Andover, Hampshire,

SP10

2UA

Country Cousins are delighted to offer to the market this well maintained 3 bedroom terraced family home situated in a prime position on an established development on the south side of Andover with excellent commuter links.

Situated on, the Anna Fields development the property is close to local parks and well respected local schools and the development itself has numerous open spaces, play areas, and a local shop at The Hexagon. The property has a fitted Kitchen with Dining area and doors to garden, which is attractive and Low maintenance. Back inside there is the living room with window to front. From the hall entrance the stairs rise to 3 Bedrooms and Family bathroom. To The front of the property there is a small garden area.

- Modern Terraced Family Home
- Living Room
- Kitchen / Diner
- Three bedrooms
- Bathroom
- Enclosed front and rear garden
- Parking Space and Single Garage to rear



Andover offers a comprehensive range of shopping, recreational and educational facilities including a theatre, cinema, leisure centre and pool centre. Educational facilities are well catered for in both the private and state sectors with Farleigh and Rookwood schools close at hand. Nearby Charlton Sports Centre offers a wide range of facilities, including football and rugby pitches, a golf course and crazy golf, athletics track, children's play areas and walks around the lake.

For the commuter there is a mainline railway station in Andover with a fast service to London Waterloo in just over one hour. The A303 and A34 are also close at hand, allowing convenient access to the West Country, London and Southampton. The Cathedral cities of Salisbury and Winchester are both approximately twenty minutes drive.



OUTSIDE

There is an enclosed private rear low maintenance garden with two parking spaces and garage

TENURE & SERVICES

Freehold, Mains Water, Mains Drainage and Electricity are connected.

LOCAL AUTHORITY

Test Valley Borough Council.
Tel: 01264 368000.

COUNCIL TAX BAND

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. None of the statements, photographs or plans contained in these particulars relating to this property should be relied upon as statements or representations of fact.