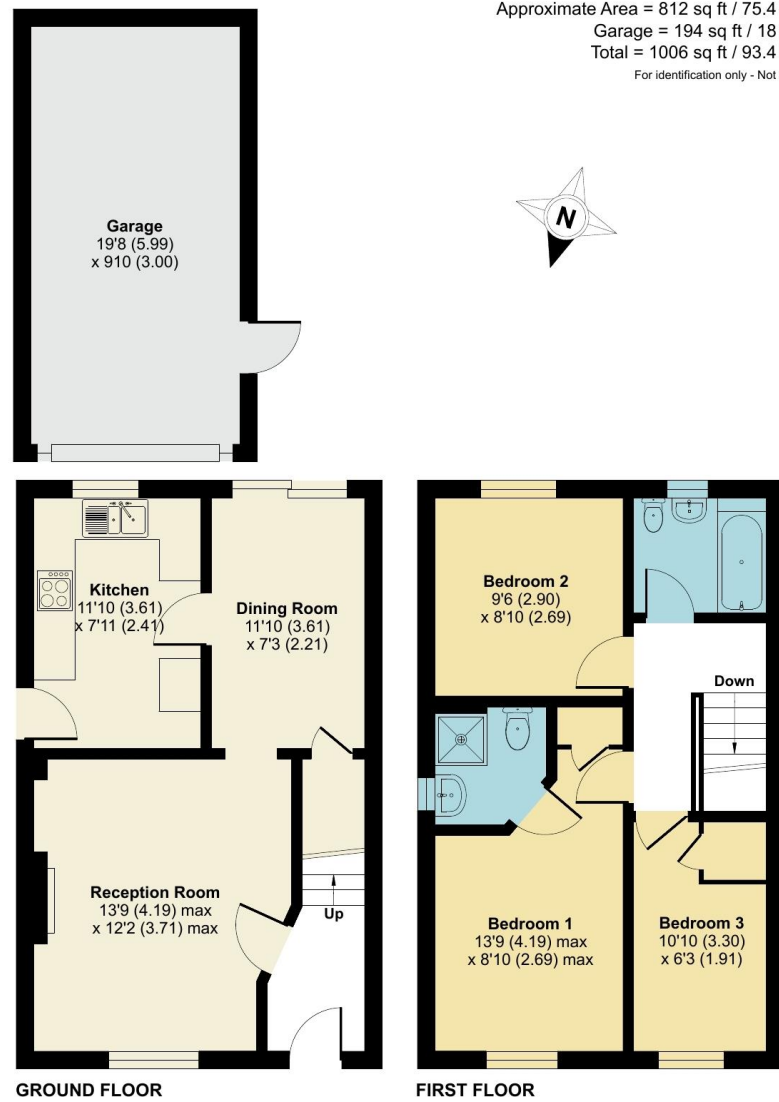


Moneyer Road, Andover, SP10

Approximate Area = 812 sq ft / 75.4 sq m
 Garage = 194 sq ft / 18 sq m
 Total = 1006 sq ft / 93.4 sq m
 For identification only - Not to scale



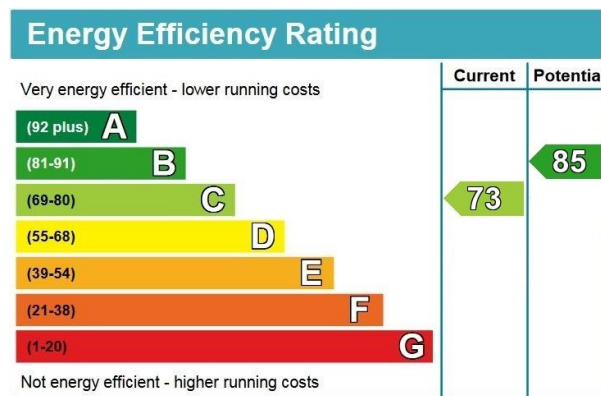
GROUND FLOOR **FIRST FLOOR**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1115020



Moneyer Road, Andover

Guide Price £325,000 Freehold



- Entrance Hallway
- Kitchen
- Master Bedroom Suite
- Family Bathroom
- Low Maintenance Garden
- Living Room
- Dining Room
- Two Further Bedrooms
- Garage & Driveway Parking
- Close to Amenities

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



DESCRIPTION: Constructed in 2000, this three-bedroomed, semi-detached house benefits from driveway parking in front of a garage to one side of the property. Located within the popular and established Saxon Fields development on the northern edge of Andover, the well-presented accommodation comprises entrance hallway, living room, dining room, kitchen, master bedroom suite, two further bedrooms and a family bathroom. Outside to the rear is a low-maintenance garden.

LOCATION: Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country. Moneyer Road can be found off Kiel Drive, within the Saxon Fields development on the northern side of Andover off Saxon Way. Saxon Fields has its own convenience store and children's playground with sports pitch. Charlton village with a host of its own amenities including convenience stores, pub, church, veterinary practice plus Charlton Lakeside Leisure Park is a short distance away. Andover's mainline railway station is just beyond Charlton village, whilst Anton Lakes Nature Reserve is literally on the doorstep, bordering Saxon Fields.

OUTSIDE: The property fronts directly onto Moneyer Road, with a tarmac driveway to one side, in front of the garage which has an up and over door, power and lighting. A path leads through a small front garden, bordered by mature hedging and herbaceous borders to the front door, under a canopy porch.

ENTRANCE HALLWAY: Stairs to first floor, radiator and door to:

LIVING ROOM: Window to front. Laminate flooring. Electric fire set on a granite hearth with matching surround and timber mantle. Radiator. Archway to:

DINING ROOM: Rear aspect dining room with sliding patio doors accessing the rear garden. Laminate flooring. Door to built-in understairs storage cupboard. Part glazed internal door to:

KITCHEN: Dual aspect kitchen with window to the rear and external door to the side, accessing the driveway. Tiled flooring. Range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset one and a half bowl stainless steel sink and drainer, inset gas hob with extractor over and oven/grill below. Space and plumbing for washing machine, space for fridge freezer. Radiator. Consumer unit.

LANDING: Access to a partially boarded loft. Radiator.

MASTER BEDROOM SUITE: Front aspect double bedroom. Door to built-in wardrobe cupboard. Radiator. Door to:

ENSUITE SHOWER ROOM: Window to the side. Corner shower enclosure, close coupled WC, pedestal hand wash basin and radiator.

BEDROOM TWO: Rear aspect double bedroom with views over the playing field beyond the rear boundary. Radiator.

BEDROOM THREE: Single bedroom with window to the front. Door to built-in, overstairs storage cupboard. Radiator.

FAMILY BATHROOM: Window to the rear. Panelled bath with shower over and fully tiled bath enclosure. Close coupled WC, pedestal hand wash basin and radiator.

REAR GARDEN: Patio adjacent to the rear of the property with a side gate accessing the driveway and a personal side door accessing the garage. Low level retaining walls border the patio with the remainder of the garden laid to lawn with mature flower and shrub borders. Hard standing gravelled area to the rear of the garage.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

