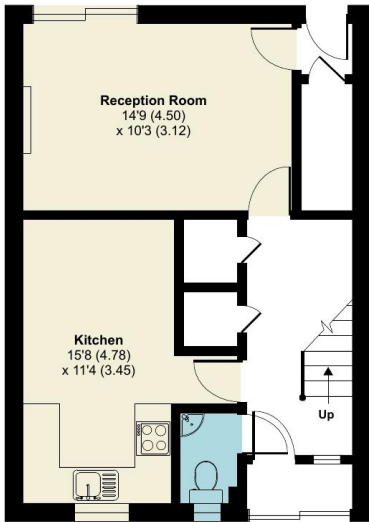
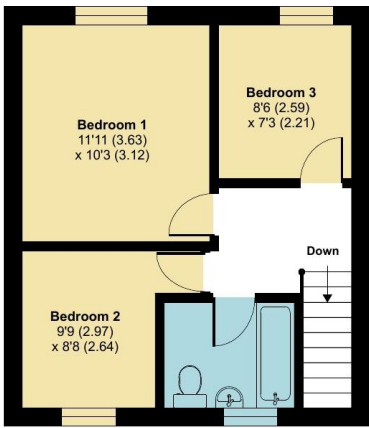


Munnings Court, Andover, SP10

Approximate Area = 867 sq ft / 80.5 sq m  
For identification only - Not to scale



GROUND FLOOR



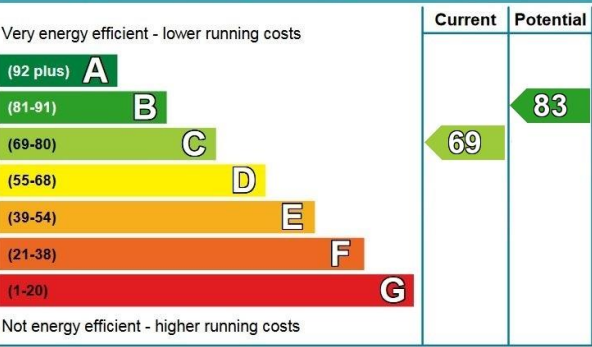
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Austin Hawk Ltd. REF: 1161233



Energy Efficiency Rating



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.



Munnings Court, Andover

Guide Price £220,000 Freehold

- No Onward Chain
- Kitchen/Dining Room
- Cloakroom
- Bathroom
- Close to Mainline Railway Station
- Entrance Porch & Hallway
- Sitting Room
- Three Bedrooms
- Gardens
- Close to Amenities

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ  
Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01





**DESCRIPTION:** Located on the popular Artist's Way development, this three-bedroomed end of terrace house has an outlook over an expansive green that forms the centrepiece of Munnings Court itself. Available to the property market with No Onward Chain, the accommodation offers scope for modernisation and would make the ideal first home with a layout comprising entrance porch, hallway, cloakroom, kitchen/dining room, living room, three bedrooms and a bathroom. Outside, there are mature gardens to both the front and the rear with the end of terrace position giving excellent access to one of several communal parking areas.

**LOCATION:** Munnings Court can be found within the Artists Way development, which is located just north of the town centre off of the ring road. The location benefits from proximity to the town centre itself and a wide range of nearby out-of-town supermarkets, retail and fast-food outlets. Andover's mainline railway station is also nearby, with access to London's Waterloo in just over an hour. Artists Way borders Anton Lakes Nature Reserve with public footpaths linking to Charlie's Fishing Lake and Charlton Lakes further upstream. Charlton village is nearby with its own local amenities including convenience stores, public house, church, veterinary practice alongside Charlton Lakes Leisure Park. Open countryside with outlying villages are just beyond.

**OUTSIDE:** Communal parking is plentiful either side of Munnings Court and various pathways lead to the front of the property. A path leads to the front door through a front garden of mature shrub borders.

**ACCOMMODATION:** Front door into entrance porch. Utility meters. Secondary external door into:

**HALLWAY:** Tiled flooring. Stairs to first floor. Doors to two built-in storage cupboards. Understairs recess storage space. Radiator. Door to:

**CLOAKROOM:** Window to the front. Close coupled WC and hand wash basin.

**KITCHEN/DINING ROOM:** Good sized, front aspect kitchen/dining room with tiled flooring. Currently comprises a range of eye and base level cupboards and drawers with worksurfaces over. Stainless steel sink and drainer. Space for free-standing cooker, space and plumbing for two appliances. Wall mounted Baxi gas combi boiler (installed 2023). Space for dining. Radiator.

**LIVING ROOM:** Sliding patio doors leading out to the rear garden. Living flame gas fire set on a marble hearth with matching surround and mantle. Door to rear lobby with a walk-in storage cupboard. External door to the rear garden.

**LANDING:** Loft access. Radiator. Doors to:

**BEDROOM ONE:** Rear aspect double bedroom.

**BEDROOM TWO:** Small double bedroom with a window to the front.

**BEDROOM THREE:** Good-sized single bedroom with a window to the rear.

**BATHROOM:**  
Window to the front. Fully tiled walls and flooring. Panelled bath with electric shower over. Close coupled WC and pedestal hand wash basin.

**REAR GARDEN:** Patio adjacent to the rear of the property. Area of grass with mature flower and shrub borders. Path leading to gated rear access with a footpath beyond leading to the nearest communal parking area.

**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.

