

Mundy Road, SP11

Approximate Gross Internal Area = 133.4 sq m / 1436 sq ft
 Approximate Garage Internal Area = 21 sq m / 227 sq ft
 Approximate Total Internal Area = 154.4 sq m / 1663 sq ft

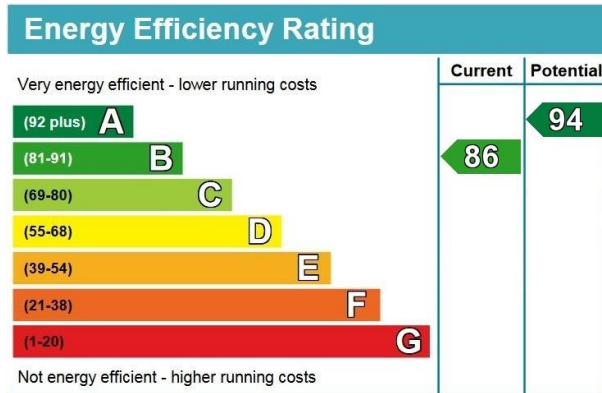


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Mundy Road, Picket Piece

Guide Price £425,000 Freehold



- Hallway
- Kitchen
- 5 Bedrooms
- Shower Room
- Driveway Parking

- Cloakroom
- Living/Dining Room
- 2 Bathrooms
- Landscaped Garden
- Garage

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.

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DESCRIPTION: Built in 2019 by David Wilson and offered for sale with the remainder of a 10 year NHBC, this town house is located in the heart of the popular Locksbridge Park development. The accommodation is arranged on three floors and comprises entrance hallway, cloakroom, kitchen with fitted appliances, living/dining room, two first floor bedrooms with ensuite bathrooms, three second floor bedrooms and a bathroom. Outside there is a landscaped garden with gated access to a driveway offering parking for two cars and access to the garage.

LOCATION: The property can be found in the village of Picket Piece within the Locksbridge Park development on Mundy Road, which links Locksbridge Road with Strapp Road. The Picket Piece Commercial Centre offers a post office whilst a convenience store can be found on the junction of Locksbridge Road and Mundy Road, just a few yards from the property. Various community events take place at the Village Hall and The Wyke Down Country Pub and Restaurant is a short distance away, as is the popular Finkley Down Farm Park. Locksbridge Park benefits from a shop and is also on a bus route providing access to and from Andover's town centre.

ACCOMMODATION: Canopy porch with front door into:

ENTRANCE HALL: Stairs to first floor and doors to:

CLOAKROOM: WC and wash hand basin.

KITCHEN: Window to front. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and eye level double oven. Integral dishwasher and fridge/freezer. Space and plumbing for washing machine and wall mounted cupboard with boiler. Double doors to:

LIVING/DINING ROOM: French doors to garden and skylights. Understairs cupboard with power.

FIRST FLOOR LANDING: Stairs to second floor and doors to:

MASTER BEDROOM: Windows to front and door to:

ENSUITE BATHROOM: Panelled bath, separate shower cubicle, wash hand basin, WC and heated towel rail.

BEDROOM 2: Window to rear and door to:

ENSUITE SHOWER ROOM: Window to rear. Double shower cubicle, wash hand basin, WC and heated towel rail.

SECOND FLOOR LANDING: Airing cupboard with hot water tank, linen cupboard and doors to:

BEDROOM 3: Windows to front.

BEDROOM 4: Window to rear.

BEDROOM 5: Window to rear and loft access. Currently used as an office.

BATHROOM: Panelled bath, wash hand basin, WC and heated towel rail.

OUTSIDE: Landscaped garden with a patio area adjacent to the house. Steps lead up to an area of artificial lawn and a decked seating area to the rear. A path leads to gated access to the driveway offering parking for two cars and access to the **GARAGE** with up and over door, power, light and door to garden.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be an estate charge.

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.

