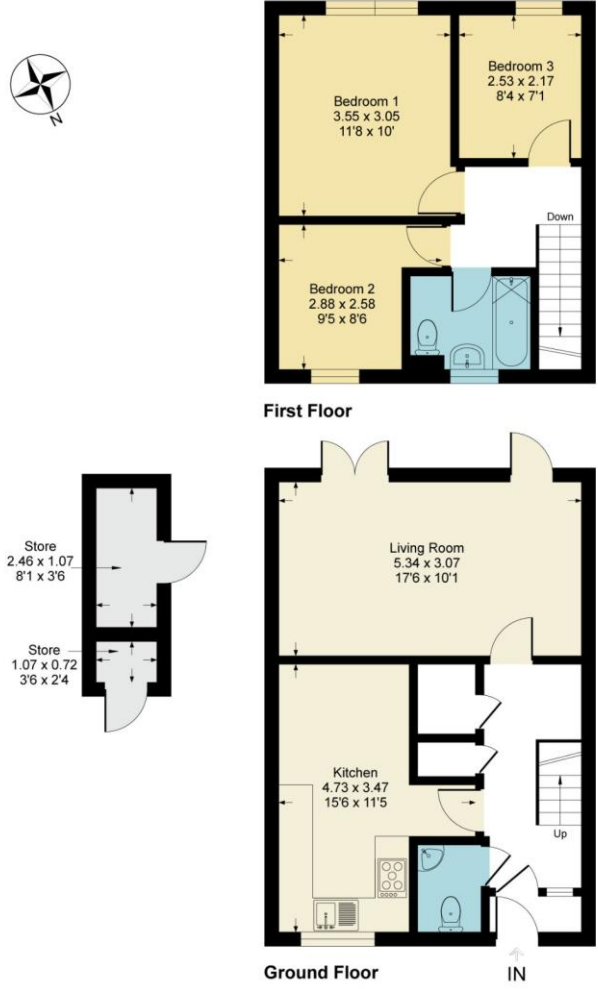


**Munnings Court, SP10**  
Approximate Gross Internal Area = 75.9 sq m / 817 sq ft  
Approximate Outbuildings Internal Area = 3.3 sq m / 36 sq ft  
Approximate Total Internal Area = 79.2 sq m / 853 sq ft

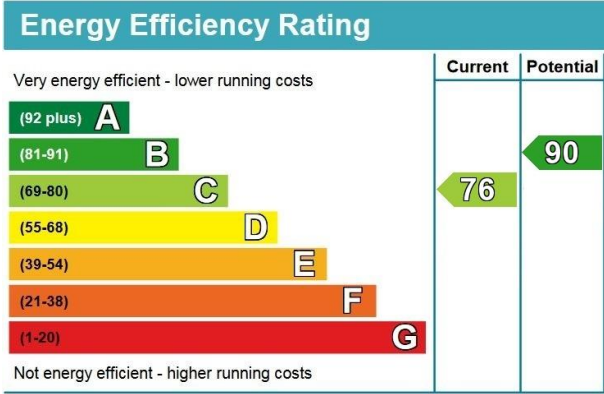


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Munnings Court, Andover

Guide Price £264,950 Freehold



- Hallway
  - Cloakroom
  - 3 Bedrooms
  - Secluded Garden
- Kitchen/Dining Room
  - Living Room
  - Bathroom
  - Communal Parking

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:**  
Located on the popular Artist's Way development, this three-bedroomed terraced house has an outlook over an expansive green that forms the centrepiece of Munnings Court itself. The well maintained accommodation comprises entrance porch, hallway, cloakroom, kitchen/dining room, living room, three bedrooms and a bathroom. A particular feature of the property is the secluded garden which benefits from a decked seating area and an outlook to the rear over trees.

**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.

**ACCOMMODATION:**  
Door into ENTRANCE PORCH with front door to:

**HALLWAY:**  
Stairs to first floor, two storage cupboards and doors to:

**CLOAKROOM:**  
WC and wash hand basin.

**KITCHEN/DINING ROOM:**  
Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine, space for fridge/freezer and DINING AREA.

**LIVING ROOM:**  
Good sized room with French doors and single door to the garden.

**FIRST FLOOR LANDING:**  
Loft access and doors to:

**BEDROOM 1:**  
Window to rear.

**BEDROOM 2:**  
Window to front.

**BEDROOM 3:**  
Window to rear.

**BATHROOM:**  
Window to front. Panelled bath with shower over, wash hand basin and WC.

**OUTSIDE:**  
To the front there is a paved area.

**REAR GARDEN:**  
Decked seating area adjacent to the house with a brick store. The remainder is laid to lawn with a rear gate giving access, via a footpath, to the 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.

