



15 Munnings Court, Andover, SP10 3PZ  
Guide Price £245,000



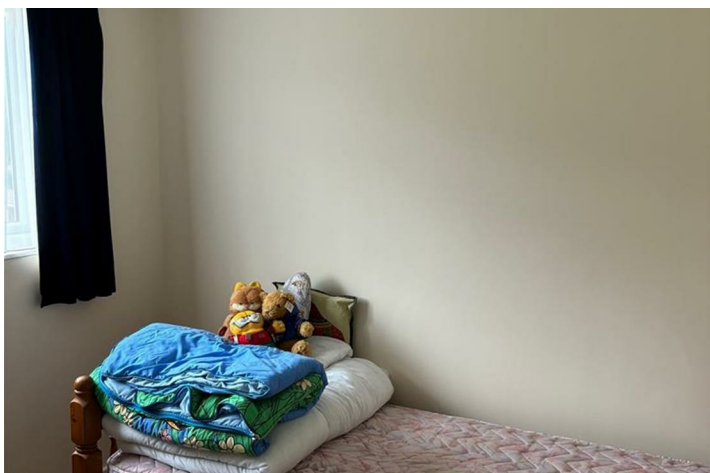


## 15 Munnings Court, Andover, Guide Price £245,000

### PROPERTY DESCRIPTION BY Miss Jay Cowan

This charming three-bedroom house offers modern comforts and stylish living. Upon entering, you'll find a welcoming entrance porch and hall with direct access to the garden. The ground floor features a convenient cloakroom, a spacious kitchen/diner, and a comfortable lounge with patio doors opening to the garden. Upstairs, you'll find three well-sized bedrooms and a family bathroom with a fitted shower. The house has been updated with new windows installed in 2020 and is heated by a combi gas boiler, installed in 2018, ensuring energy efficiency and comfort.

Outside, the property boasts both front and rear gardens. The rear garden is westerly facing, perfect for afternoon sun, and includes a useful brick store.







Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boasts a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) <b>A</b>			
(81-94) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Tax Band: C



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.