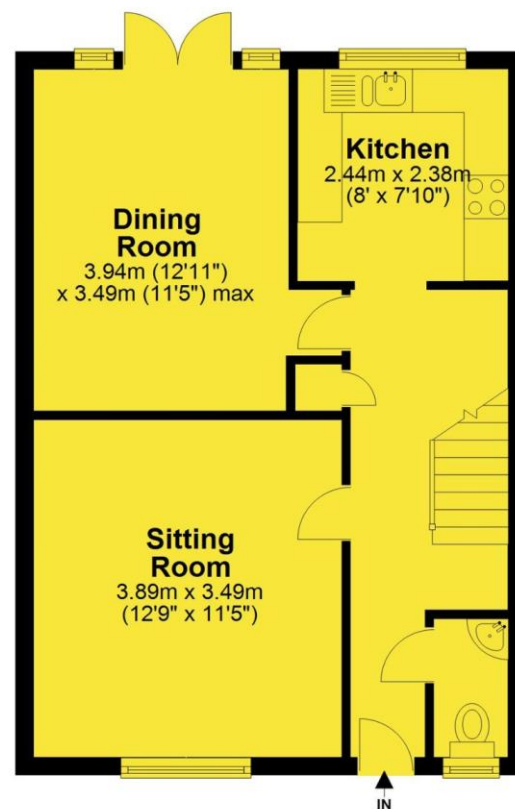
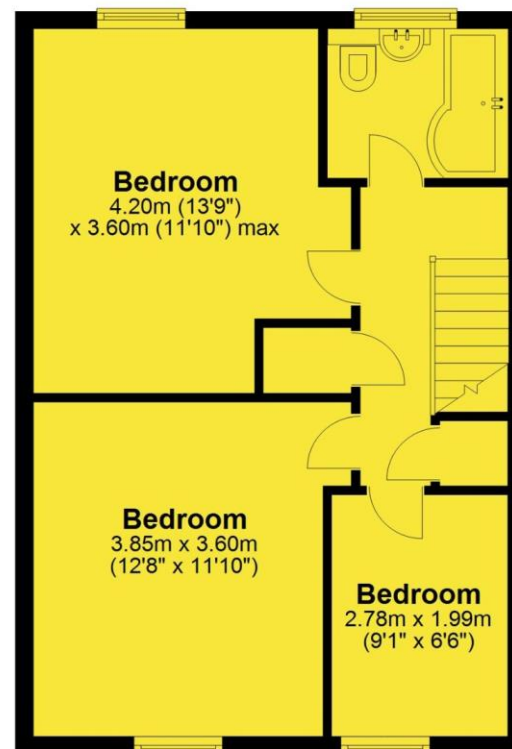


Ground Floor



First Floor



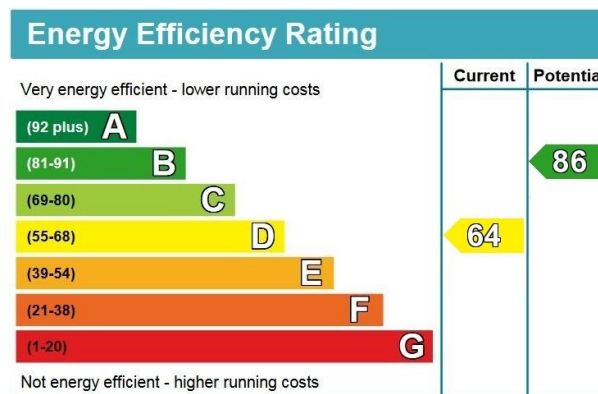
Total area: approx. 86.3 sq. metres (929.4 sq. feet)

ANDOVERS ESTAS AWARD WINNING ESTATE AGENT - AS VOTED FOR BY HOME SELLERS AND BUYERS
Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines
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Munnings Court, Andover

Guide Price £275,000 Freehold



- Hallway
- Sitting Room
- Kitchen
- Bathroom
- Communal Parking

- Cloakroom
- Dining Room
- 3 Bedrooms
- Gardens
- No Onward Chain

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.

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

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
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DESCRIPTION:

Offered for sale with no onward chain, this end of terrace house is located on the edge of Artists Way overlooking a green area and close to Anton Lakes Nature Reserve. The accommodation comprises hallway with stairs to the first floor, a cloakroom, living room, dining room with French doors to the garden, a kitchen, three bedrooms and a modern bathroom. Outside there is an enclosed front garden whilst to the rear there is a low maintenance garden with a brick store.

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.

ACCOMMODATION:

Front door into:

HALLWAY:

Stairs to first floor with understairs storage recess. Further storage cupboard and doors to:

CLOAKROOM:

Window to front. WC and wash hand basin.

LIVING ROOM:

Window to front.

DINING ROOM:

French doors to rear garden.

KITCHEN:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset induction hob with extractor over and oven below. Space and plumbing for washing machine and space for fridge/freezer.

FIRST FLOOR LANDING:

Loft access, airing cupboard with hot water tank and over-stairs storage cupboard with wall mounted gas boiler. Doors to:

BEDROOM 1:

Window to front.

BEDROOM 2:

Window to rear.

BEDROOM 3:

Window to front.

BATHROOM:

Window to rear. P shaped bath with shower over, vanity unit with wash hand basin and WC, heated towel rail.

OUTSIDE:

The front garden is enclosed by picket fencing with a gated path to the front door and an external store.

REAR GARDEN:

Fully enclosed and low maintenance garden with gated access to the rear. Patio area adjacent to the house with a brick store whilst the remainder is laid to limestone chippings with a path to the rear. There is communal parking close to the property.

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.

