GRAHAM & Co

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22 Sunnybank, Red Post Bridge, Andover, SP11 8BZ
Guide Price £325,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a three bedroom semi detached family home situated in the popular Monxton village. The chain is easy with the owner currently looking to purchase an empty retirement apartment so no concerns on longer protracted chains here! The accommodation comprises an entrance hall, cloakroom, utility room, living room and a 20 foot long kitchen diner. Upstairs there are three bedrooms and a family bathroom. Outside there is a fence enclosed garden split between patio and lawn. To the front there is a large driveway.





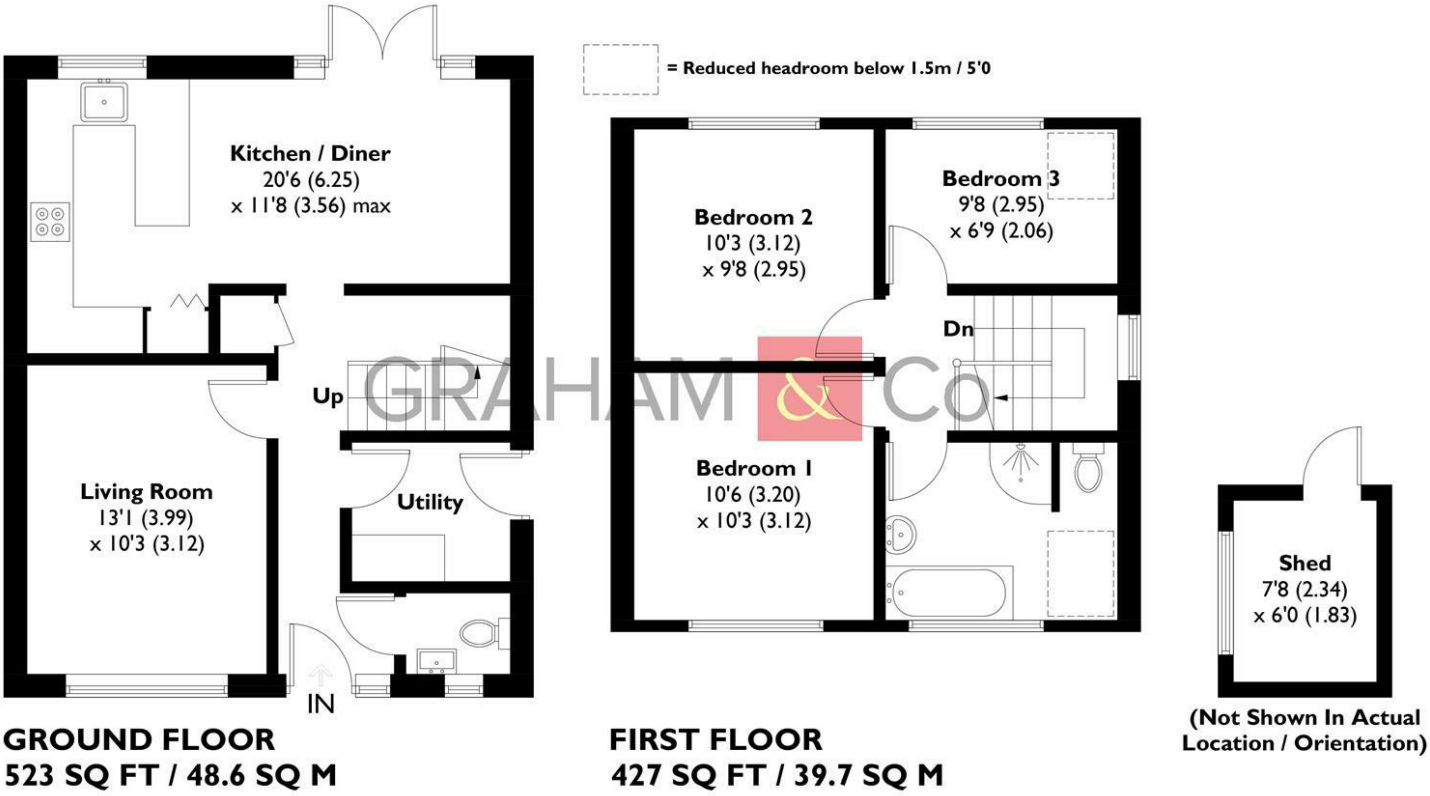


A well known for its many period and thatched properties. Monxton is a Conservation Area and has a village hall and church. There is an excellent public house within close walking distance (The Hawk) and Amport School, one of Hampshire's leading primary schools in the adjacent village of Amport as well as two public houses and an award winning village shop/post office in Abbotts Ann, two miles away. The nearby town of Andover offers a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast access to Waterloo in just over one hour. There is also a railway station in the neighbouring village of Grateley, approximately five minutes' drive away. The A303 is close at hand allowing convenient access to the West Country and London, The cathedral cities of Salisbury and Winchester are both within approximately twenty five minutes' drive.



APPROXIMATE GROSS INTERNAL AREA = 950 SQ FT / 88.3 SQ M
SHED = 46 SQ FT / 4.3 SQ M
TOTAL = 996 SQ FT / 92.6 SQ M

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GROUND FLOOR
523 SQ FT / 48.6 SQ M

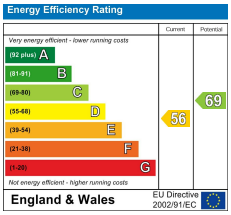
FIRST FLOOR
427 SQ FT / 39.7 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1329275)
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