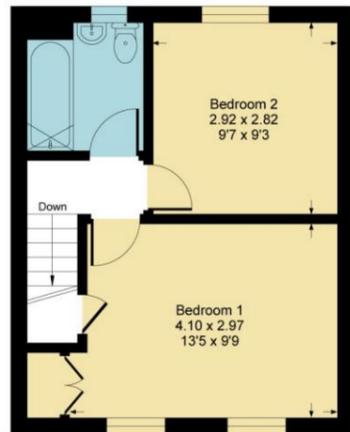
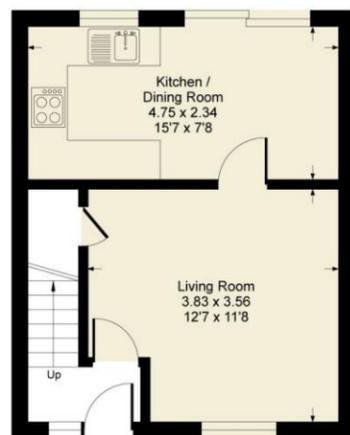


Moneyer Road, SP10
Approximate Gross Internal Area = 57.4 sq m / 618 sq ft



First Floor



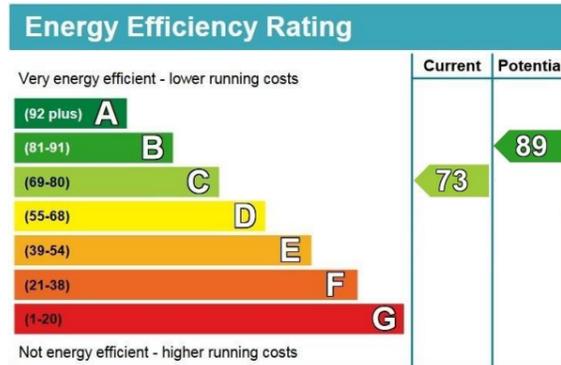
Ground Floor

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



Moneyer Road, Andover

Guide Price £240,000 Freehold



- Hallway
- Kitchen/Dining Room
- Bathroom
- Enclosed Garden

- Living Room
- 2 Double Bedrooms
- Driveway Parking
- 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.

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DESCRIPTION:

Offered for sale with no onward chain, this terraced house is located on the edge of the popular Saxon Fields with an open outlook to the side over a green area. The accommodation comprises hallway with stairs to the first floor, a living room, kitchen/dining room with patio doors to the garden, two double bedrooms and a bathroom. Outside there is parking to the front for two cars and an enclosed garden to the rear with a patio area.

LOCATION:

The popular Saxon Fields can be found on the northern outskirts of Andover. Amenities within Saxon Fields include a convenience store, a children's playground, sports pitches and protected open green space along with Anton Lakes Nature Reserve. Saxon Fields is on a bus route providing easy access both to and from Andover's town centre. Charlton village, with a host of its own local amenities, including convenience stores, a public house, church, veterinary practice and Charlton Lakeside Leisure Park, is a short distance away, as are the nearby villages of Smannell with its public house and Enham Alamein, which has a village shop and a post office. Andover's mainline railway station is just beyond Charlton village whilst Anton Lakes Nature Reserve is also on the doorstep, bordering Saxon Fields. Andover itself offers a range of shopping, educational and recreational facilities, including a college of further education.

ACCOMMODATION: Canopy porch with front door into:

HALLWAY:

Window to front. Stairs to first floor and door to:

LIVING ROOM:

Window to front. Understairs storage cupboard and door to:

KITCHEN/DINING ROOM:

Window to rear. Range of eye and base level cupboards and drawers with inset sink and drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine, space for fridge and wall mounted gas boiler. Open access to **DINING AREA** with patio doors to the garden.

FIRST FLOOR LANDING:

Doors to:

BEDROOM 1:

Windows to front. Fitted wardrobe cupboard and airing cupboard with hot water tank.

BEDROOM 2:

Window to rear.

BATHROOM:

Window to rear. Panelled bath with shower over, wash hand basin and WC.

OUTSIDE:

To the front there is parking for two cars and access to a playing field to the side. A gravelled area gives access to the front door.

REAR GARDEN:

Fully enclosed garden with a patio area adjacent to the house. The remainder is laid to lawn with mature shrubs.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

AGENT NOTE: Under the terms of Section 21 of the 1979 Estate Agents Act the agent declares an interest in the property.

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.

