GRAHAM & Co

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36 Moneyer Road, Andover, SP10 4NG
Guide Price £320,000

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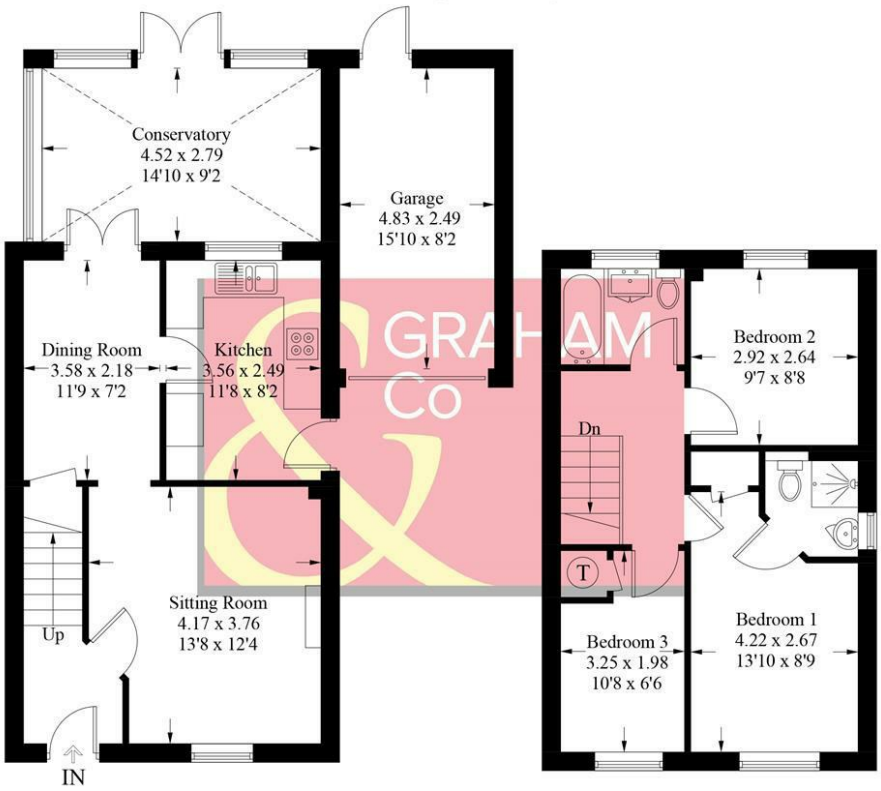
PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to bring to the market this well presented three bedroom semi-detached family positioned on the sought after Saxonfields development to the north side of Town. The property itself benefits from an entrance hall leading to a living room with views to front, dining room having double doors leading to a large sun lounge/conservatory and a fitted kitchen. To the first floor there are three bedrooms with the master having en-suite shower room and a family bathroom, gas central heating and double glazing. Outside a drive leads to the side of the property and to the garage, the rear garden comprises patio leading to lawn with mature flower and shrub beds all enclosed by fencing.

Saxon Fields has been popular since its inception in the mid 90's and now offers its own convenience store in the centre of the site and sports grounds with football pitch, play area and large green area which is ideal for dog walking. Saxon Fields also offers direct access into 'Anton Lakes Nature Reserve' which is made up of a number of habitats following its former use for gravel extraction. The River Anton rises from springs within the reserve. Access is excellent with the majority of footpaths being accessible for both pushchairs and wheelchairs alike. Fishing is also permitted with day tickets available from the Andover Angling Club. The village of Charlton is close by which boasts a Tesco Express, post office and local pub. There is a regular bus service from the development and also excellent road links to Newbury, Andover town centre and the A303.

Moneyer Road, SP10

Approximate Gross Internal Area = 89.3 sq m / 961 sq ft
Garage = 12.2 sq m / 131 sq ft
Total = 101.5 sq m / 1092 sq ft



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1150958)

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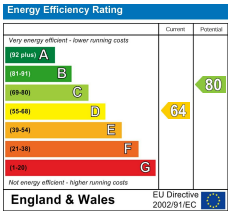

Tax Band: C

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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.

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