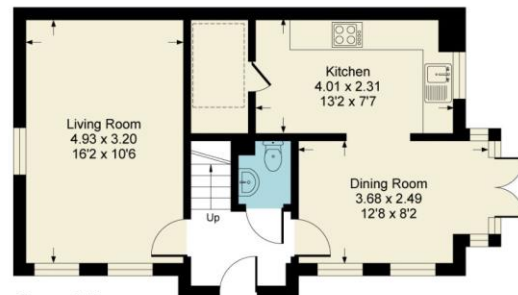
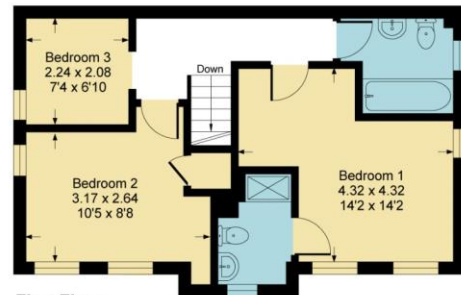


Mundy Road, SP11

Approximate Gross Internal Area = 89.5 sq m / 964 sq ft
 Approximate Garage Internal Area = 16.3 sq m / 175 sq ft
 Approximate Total Internal Area = 105.8 sq m / 1139 sq ft

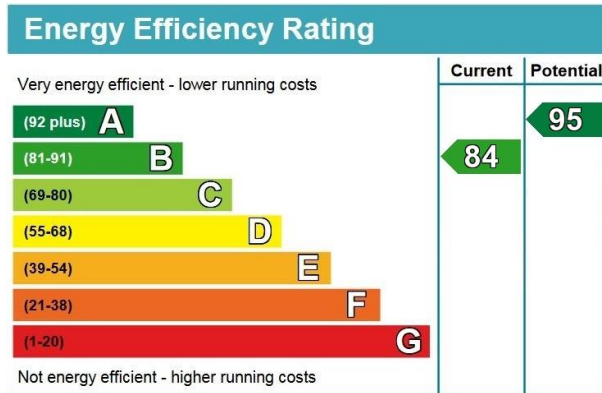


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Mundy Road, Picket Piece

Guide Price £350,000 Freehold



- Hallway
- Living Room
- Dining Room
- 2 Further Bedrooms
- Attractive Garden

- Cloakroom
- Kitchen & Utility
- Master Bedroom Suite
- Bathroom
- Garage & Parking

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:

Set on the edge of the sought-after Locksbridge Park and close to open green space, this end-of-terrace home offers well-presented and thoughtfully arranged accommodation. The ground floor features an entrance hall with stairs to the first floor, a cloakroom, a bright dual-aspect living room, and a modern kitchen with adjoining utility area leading through to the dining room. Upstairs, there is a master bedroom with an en-suite shower room, two additional bedrooms, and a family bathroom. Externally, the property boasts a charming, private garden, largely enclosed by walls, along with the added benefit of a garage and a parking space to the front.

LOCATION:

Mundy Road can be found on the edge of the Locksbridge Park development within Picket Piece to the east of Andover and benefits from a convenience store. The Picket Piece Commercial Centre offers a post office and a convenience store can be found in the heart of the Picket Piece development on Locksbridge Road. Various community events take place at the Village Hall and The Wyke Down Country Pub and Restaurant is a short distance away as is the popular Finkley Down Farm Park. Locksbridge Road is also on a bus route providing access to and from Andover's town centre.

ACCOMMODATION:

Canopy porch with new front door into:

HALLWAY:

Stairs to first floor and doors to:

CLOAKROOM:

WC and wash hand basin.

LIVING ROOM:

Windows to front and side.

KITCHEN:

Window to side. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for dishwasher and washing machine, space for fridge freezer and cupboard with wall mounted boiler. Door to:

UTILITY ROOM:

Space for appliances, storage and coat hanging.

DINING ROOM:

Glazed box bay with French doors to the garden and windows to the front. Open access to the kitchen.

FIRST FLOOR LANDING:

Loft access and doors to:

MASTER BEDROOM:

Double aspect with a recess for wardrobes and door to:

ENSUITE SHOWER ROOM:

Window to front. Shower cubicle, wash hand basin and WC.

BEDROOM 2:

Double aspect and fitted wardrobe cupboard.

BEDROOM 3:

Window to side.

BATHROOM:

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

OUTSIDE:

To the front there is hedging with a path to the front door. A path to the side leads to the garage and parking space.

REAR GARDEN:

Attractive and secluded garden which is mainly walled with gated access to the front. Patio area adjacent to the house with an outside tap and leading to an area of lawn with mature shrubs and an ornamental cherry tree.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. The estate charge is approximately £240 p/a.

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.

