



25 Moneyer Road, Andover, Hampshire, SP10 4NG
Guide Price £345,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Situated within the established Saxon Fields development on the northern side of Andover, this three-bedroom semi-detached home enjoys a convenient position within easy reach of the local shop and open playing fields. Offered with no onward chain and vacant possession, it presents an appealing opportunity for buyers seeking a home they can make their own.

Built as part of the development during the mid-to-late 1990s, the property offers a practical layout, with approximately 813 sq ft of accommodation, excluding the garage.

The entrance hall provides access to a useful ground-floor cloakroom, with stairs rising to the first floor. The sitting room overlooks the front of the property and opens through to a separate dining area at the rear, creating a sociable arrangement for everyday living and entertaining. Sliding patio doors connect the dining area to the garden.

The adjoining kitchen is fitted with a range of wall and base units, complemented by work surfaces, an integrated oven and hob, and space for appliances. A rear window overlooks the garden, while an external door provides further access outside.





Upstairs, the landing leads to three bedrooms and the family bathroom. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms offer flexibility for family life, guests or working from home. The family bathroom comprises a bath, wash basin and WC.

Outside, the property has driveway parking leading to an attached garage, which also benefits from a rear pedestrian door. The enclosed rear garden combines a lawn with a paved patio, providing space for outdoor dining, relaxing and gardening.

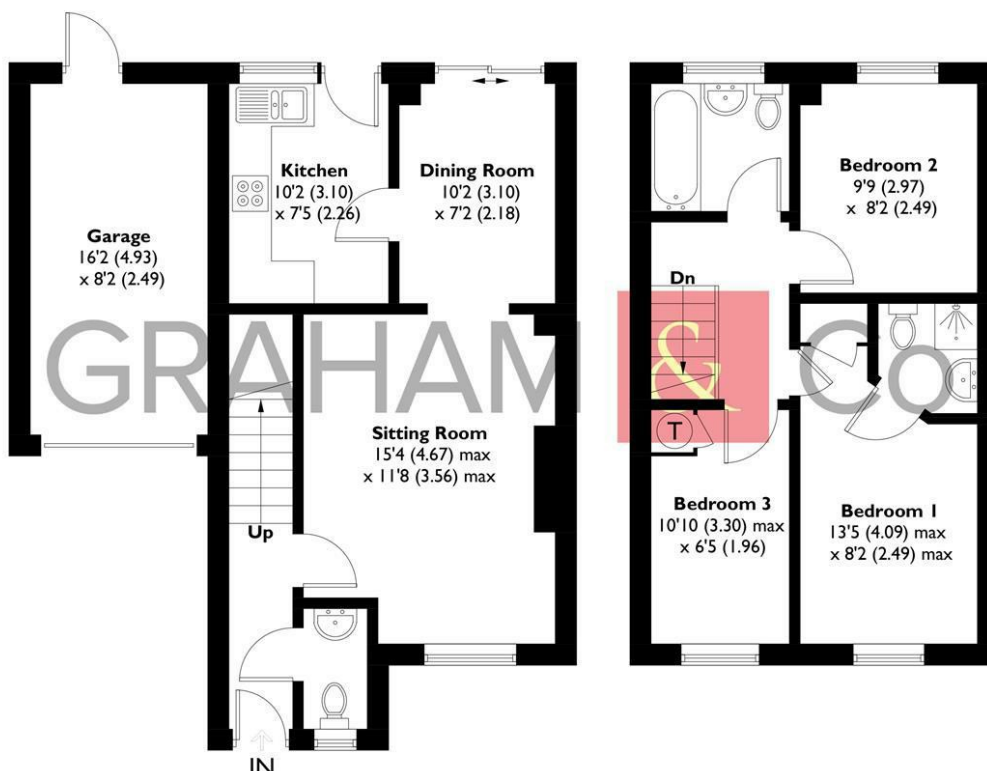
Previously used as a rental property, the home has been subject to routine checks associated with its letting history. Its established residential setting, convenient access to nearby amenities and chain-free position further enhance its appeal.





APPROXIMATE GROSS INTERNAL AREA = 813 SQ FT / 75.5 SQ M
GARAGE = 134 SQ FT / 12.5 SQ M
TOTAL = 947 SQ FT / 88.0 SQ M

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GROUND FLOOR
422 SQ FT / 39.2 SQ M

FIRST FLOOR
391 SQ FT / 36.3 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 (ID1337942)

Produced for Graham & Co

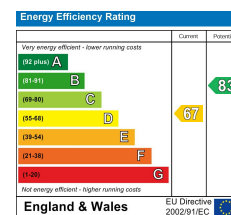
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