



Monks Acre Eastfield Road, Andover, SP10 1HX
Guide Price £200,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled on Eastfield Road in the charming town of Andover, this delightful ground floor maisonette offers a perfect blend of comfort and convenience. Boasting its own private entrance, this two-bedroom property is ideal for those seeking a low-maintenance lifestyle without compromising on space or style.

Upon entering, you are greeted by a spacious hallway that sets the tone for the immaculate presentation throughout. To the left, you will find two generously sized double bedrooms, both bathed in natural light, creating a warm and inviting atmosphere. At the rear of the property, the well-appointed bathroom provides a tranquil space for relaxation.

The heart of the home is the inviting living room, which flows seamlessly into a beautifully designed kitchen. This area is perfect for entertaining guests or enjoying quiet evenings at home. The kitchen features modern fittings and ample storage, making it a joy to cook and dine in.

With parking available for one vehicle and being conveniently located close to the town centre, this maisonette is not only practical but also offers easy access to local amenities. The property is being sold with no onward chain, allowing for a smooth and swift purchase.

Whether you are a first-time buyer, a downsizer, or looking for an investment opportunity, this charming maisonette on Eastfield Road is a must-see. With its lovely flooring, spacious layout, and superb light, it truly is a wonderful place to call home.



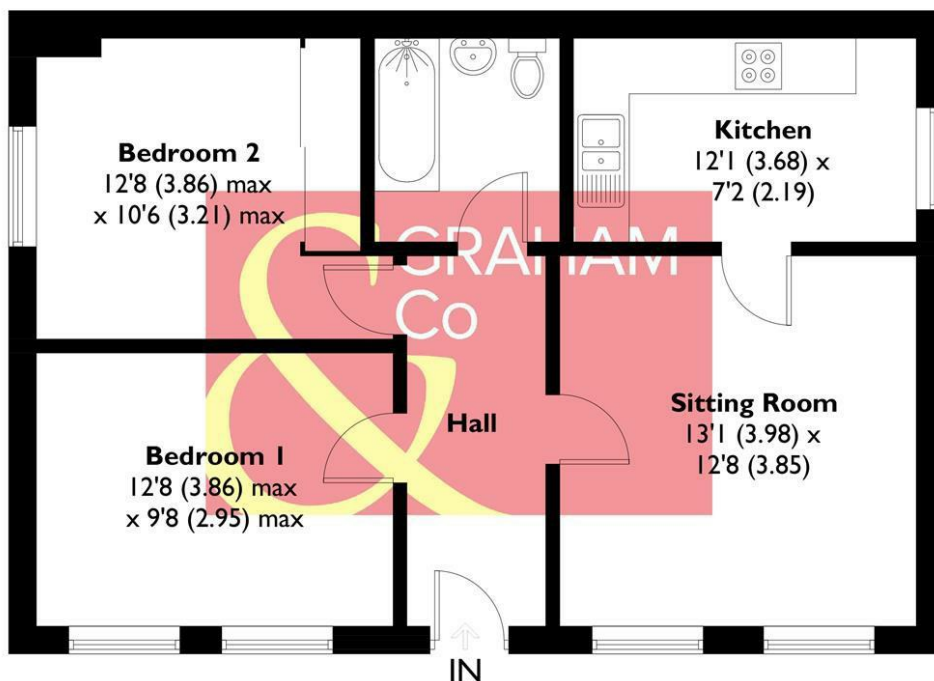


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boasts a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.





APPROXIMATE GROSS INTERNAL AREA = 650 SQ FT / 60.4 SQ M



GROUND FLOOR

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 (ID1272018)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: B



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