



18 Rune Drive, Andover, SP10 4NH  
Offers In Excess Of £300,000



## 18 Rune Drive, Andover, Offers In Excess Of £300,000

### PROPERTY DESCRIPTION BY Mr Nick King

This three bedroom family home is located on the well regarded and established Saxon Fields development to the north of Andover.

The property itself benefits from an entrance hall, living/dining room and kitchen.

To the first floor there are three bedrooms, with an ensuite bathroom to the principle bedroom, and a family bathroom.

Outside there is an enclosed garden to the rear, a driveway providing off road parking for two vehicles, and a single garage.





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.

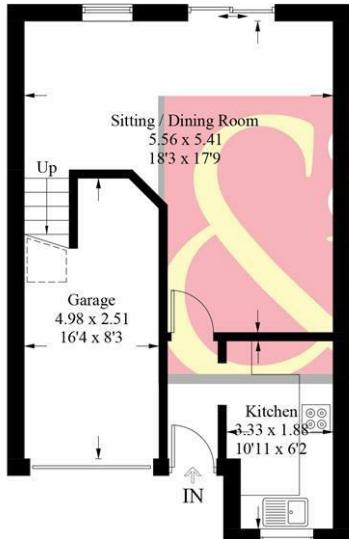


## Rune Drive, SP10

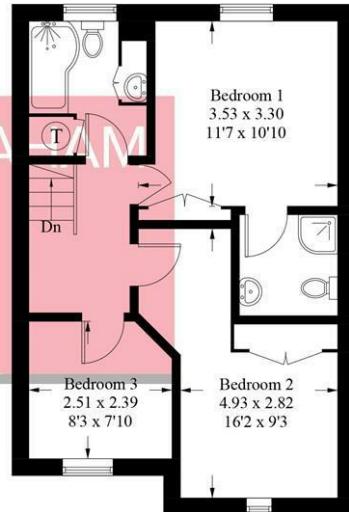
Approximate Gross Internal Area = 77.1 sq m / 830 sq ft  
 Garage = 11.8 sq m / 127 sq ft  
 Total = 88.9 sq m / 957 sq ft



= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

### 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 (ID1205144)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-57)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		85	71
EU Directive 2002/91/EC			

Tax Band: C



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