



Windrush Red Post Bridge, Andover, SP11 8DA
Asking Price £420,000



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PROPERTY DESCRIPTION BY Mr Nick King

Sold with no onward chain, this three bedroom detached bungalow, is offered to the market for the first time since its construction in the 1960's.

The accommodation comprises of; entrance hallway, living room, kitchen with door to the garden, dining room, conservatory three bedrooms and bathroom. The property offers excellent long term potential and is located on a generous plot, which may offer the opportunity to extend (subject to planning permission). The property sits encircled by its garden with lawns front and rear. A garage and large workshop provide excellent storage solutions, with the current driveway accommodating a couple vehicles.





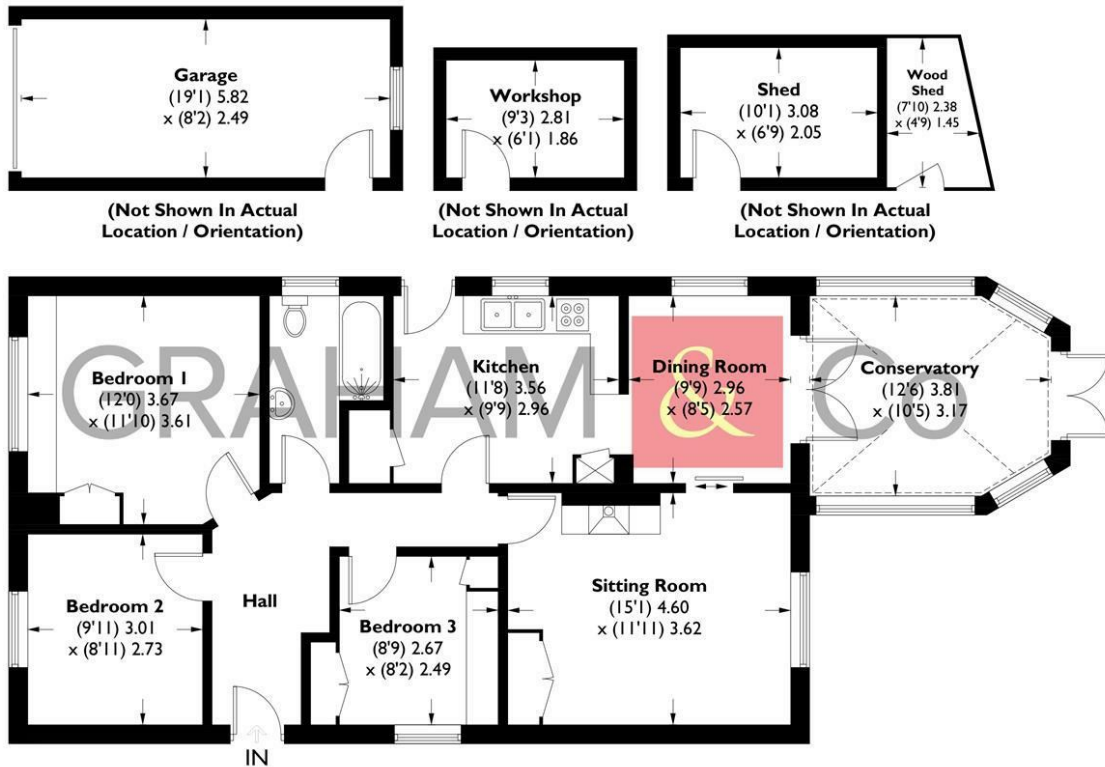
The Bungalow is situated on the outskirts of the village of Monxton and town of Andover. There is an excellent public house, 'The Hawk' in the adjacent village of Amport, which also has a reputable primary school. The nearby town of Andover offers a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast access to Waterloo. There is also a railway station in the neighbouring village of Grateley, just a few minutes' drive away. The A303 is close at hand allowing convenient access to the West Country and London, and the cathedral cities of Salisbury and Winchester are both within approximately twenty five minutes' drive.





APPROXIMATE GROSS INTERNAL AREA = 1008 SQ FT / 93.7 SQ M
OUTBUILDINGS = 315 SQ FT / 29.3 SQ M
TOTAL = 1323 SQ FT / 123.0 SQ M

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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 (ID1337094)
Produced for Graham & Co

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

Tax Band: D



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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.

