



14 Rune Drive, Andover, SP10 4NH
Asking Price £200,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

This well-presented terraced home offers a smart and efficient layout, ideal for first-time buyers, downsizers or investors. The property is neatly set back from the road with a welcoming frontage and a modern appearance that blends comfortably with the surrounding homes.

On the ground floor, the home opens into a bright and inviting reception room, providing a comfortable space to relax or entertain. To the rear, the kitchen is thoughtfully arranged and finished in a contemporary style, featuring integrated cooking appliances, generous worktop space and a stable-style sink. A glazed door leads directly out to the rear garden, allowing plenty of natural light and creating a seamless connection between indoor and outdoor living.

Upstairs, the first floor hosts a well-proportioned bedroom with space for freestanding furniture, alongside a modern bathroom fitted with a white suite, including a bath with overhead shower. The layout is practical and well balanced, making excellent use of the available space.

The rear garden is a particular highlight, designed for low maintenance and enjoyment. At the far end sits a charming summer house, offering a versatile additional space that would suit use as a home office, hobby room or relaxing retreat.

Overall, this attractive home combines modern comfort with clever use of space, making it a fantastic opportunity for those seeking a stylish yet manageable property in a convenient residential setting.



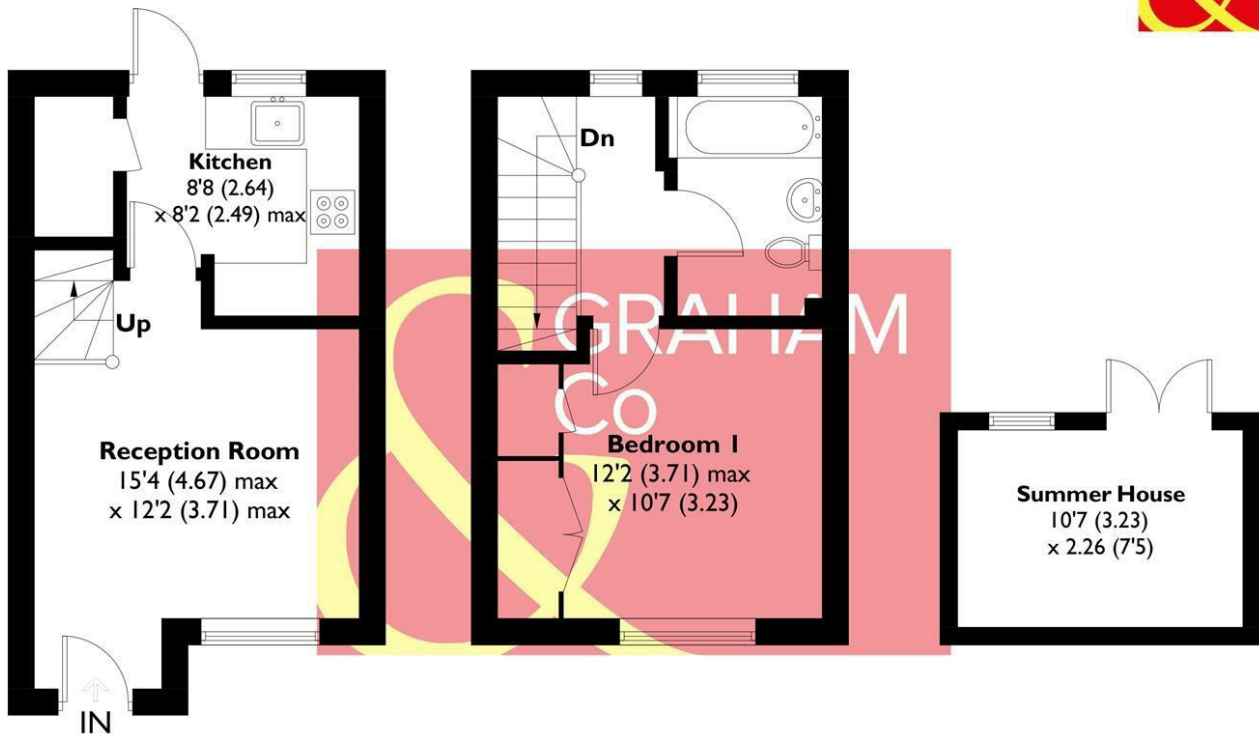


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 489 SQ FT / 45.4 SQ M
SUMMER HOUSE = 78 SQ FT / 7.3 SQ M
TOTAL = 567 SQ FT / 52.7 SQ M



GROUND FLOOR
252 SQ FT / 23.4 SQ M

FIRST FLOOR
237 SQ FT / 22.0 SQ M

(Not Shown In Actual
 Location / Orientation)

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 (ID1270456)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		90
B (81-90)		73
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: B



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