



**13 Munnings Court, Andover, SP10 3PZ**  
**Asking Price £100,000**

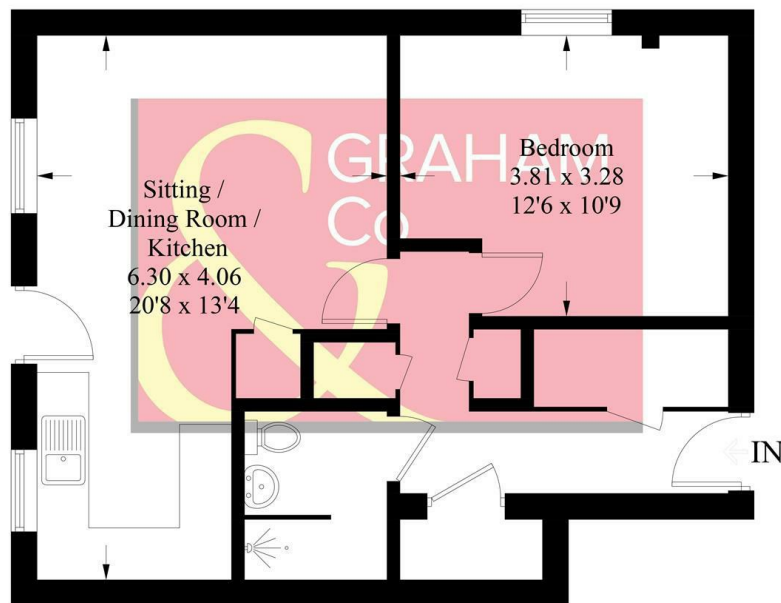
## PROPERTY DESCRIPTION BY *Mr Guy Sommerville*

### Ground Floor Maisonette with Private Garden – In Need of Updating

This one-bedroom ground floor maisonette offers an exciting opportunity to create a home tailored to your own personal style. Benefiting from its own private garden, the property features an open-plan kitchen and living room with a full-height window and direct access to the garden, allowing natural light to flood the space. It also includes gas central heating, a shower room, and a good-sized bedroom. With plenty of scope for modernisation and improvement, this property is perfect for first-time buyers, down-sizers, or investors looking for a project. Combining outdoor space, bright interiors, and the potential to update to your taste, this maisonette is ready for its next chapter.

### Munnings Court, SP11

Approximate Gross Internal Area = 48.5 sq m / 522 sq ft



**Ground 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 (ID1229979)

## DIRECTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105 plus	A		
81-104	B		
69-80	C	75	77
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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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.