



42 Jockey Way, Andover, SP11 6QA  
Guide Price £325,000



42 Jockey Way, Andover,  
Guide Price £325,000

#### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a beautifully presented three bedroom town house sat on a favorable plot with a family sized garden and situated on the popular Picket Twenty development. An ideal location for a family and/or commuters with access to the a303 just minutes away. The accommodation comprises an entrance hall, sitting room, downstairs wc and a kitchen diner. The First floor offers bedrooms two and three as well as the family bathroom and the top floor is home to the master bedroom and en suite shower room. Outside, the rear garden is fully fence enclosed with a patio area and lawn. To the front there is a driveway for two vehicles.



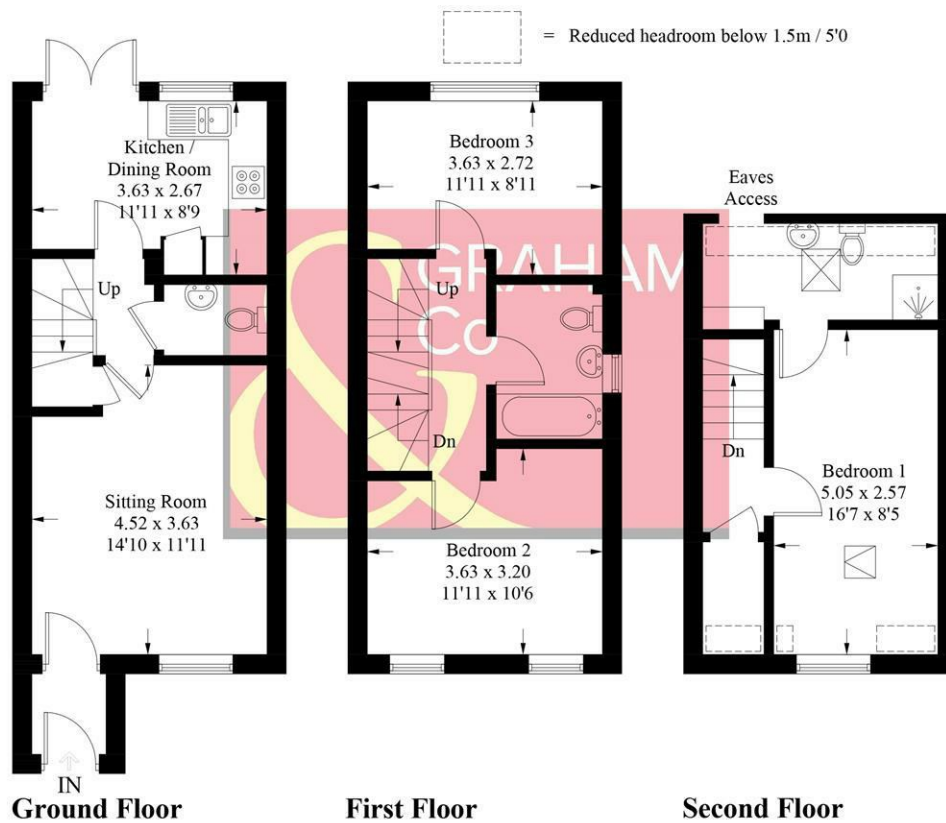


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there are several supermarkets, both in and out of the town centre. At the very hub of Picket Twenty, a community centre, day nursery and primary school are being provided, along with shopping facilities for day-to-day needs. Parks with children's play areas are also a feature on this development. Further opportunities for outdoor leisure come with the provision of a magnificent 64-acre urban park, complete with a sports pavilion, football pitches, cricket pitch, tennis court, play area and multi-use games centre - this large open space, so close to home, is bound to be popular with all members of the family. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.



## Jockey Way, SP11

Approximate Gross Internal Area = 89.4 sq m / 962 sq ft



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 (ID1230405)

### MORTGAGE ADVICE

#### Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - [tristan@atmmortgages.com](mailto:tristan@atmmortgages.com) M - 07545320380

[www.atmmortgages.com](http://www.atmmortgages.com)

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (95-100) <b>A</b>                           |         | 95        |
| (81-94) <b>B</b>                            | 83      |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (43-54) <b>E</b>                            |         |           |
| (29-42) <b>F</b>                            |         |           |
| (1-28) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

Tax Band: C



OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

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.