



Blinker Way  
Andover



# Blinker Way Andover SP11 6TE

for sale guide price  
**£310,000**



## Property Description

This substantial semi-detached house is located in the heart of the Picket Twenty development close to many local amenities. The well-presented accommodation comprises an entrance hall, a cloakroom, a lounge/diner, a contemporary kitchen, summer room, principal bedroom with ensuite shower room, two further bedrooms and a family bathroom. Outside the front of the property is bordered by hedges and lawn with driveway parking. The rear garden is laid to lawn with fenced borders and gated access.

Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Egg Day nursery, a community hall, a Co-Op store and an urban park.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, IamSold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with IamSold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Accommodation

### Cloakroom

Double glazed window to the front aspect, 2-piece bathroom suite and radiator.

### Lounge

15' 8" x 13' 8" (4.78m x 4.17m)

Double glazed window to the rear aspect and radiator.

### Kitchen

11' 4" x 7' 9" (3.45m x 2.36m)

A range of wall / base mounted units, stainless steel sink with drainer, gas hob, double glazed window to the front aspect and radiator.

### Dining Room

7' 2" x 11' 10" (2.18m x 3.61m)

Double glazed window to the rear and double-glazed door to the side aspect.

### Bedroom One

11' 11" x 10' (3.63m x 3.05m)

Double glazed window to the front elevation, wardrobe and radiator.

### Ensuite

Double glazed window to the front elevation, 3-piece bathroom suite with shower and radiator.

### Bedroom Two

8' 11" x 8' (2.72m x 2.44m)

Double glazed window to the rear elevation and radiator.

### Bedroom Three

6' 9" x 9' 5" (2.06m x 2.87m)

Double glazed window to the rear elevation and radiator.

### Bathroom

Double glazed window to the side elevation, 3-piece bathroom suite, bath with overhead shower and radiator.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: ADV309676 - 0002