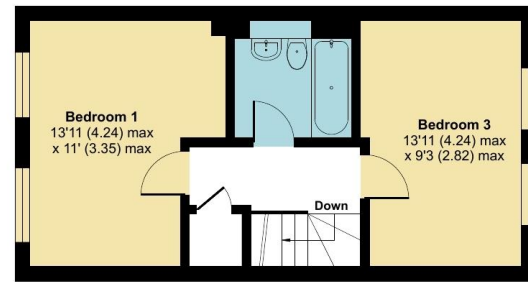
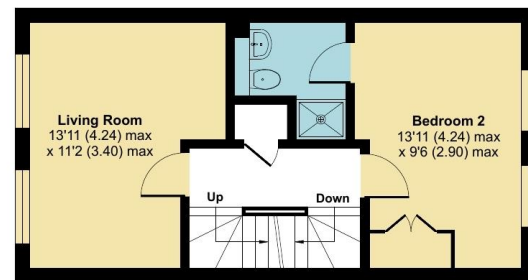


Picket Twenty Way, Andover, SP11

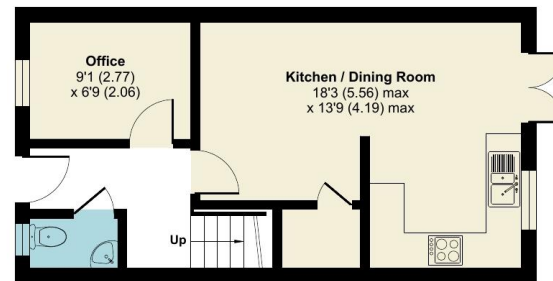
Approximate Area = 1178 sq ft / 109.4 sq m
 Garage = 197 sq ft / 18.3 sq m
 Total = 1375 sq ft / 127.7 sq m
 For identification only - Not to scale



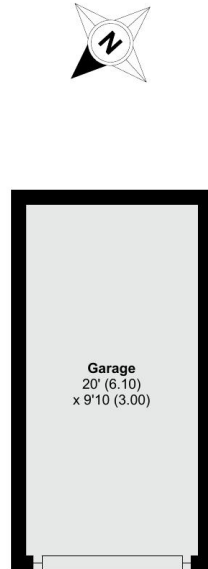
SECOND FLOOR



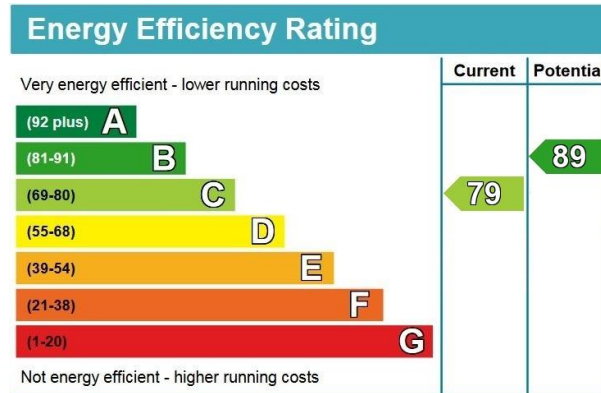
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1075195



Picket Twenty Way, Andover

Guide Price £315,000 Freehold

- Hallway
- Study/Snug
- Master Bedroom Suite
- 2 Further Bedrooms
- Garage & Parking
- Cloakroom
- Dining Area & Kitchen
- Living/Bedroom 4
- Bathroom
- Enclosed Garden

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION: This terraced town house is located on the popular Picket Twenty development and is offered for sale with no onward chain. The flexible accommodation is arranged on three floors and comprises hallway, cloakroom, study/snug, dining area and kitchen to the ground floor. On the first floor there is a reception room//bedroom 4 and a master bedroom with ensuite shower room whilst on the second floor there are two further double bedrooms and a bathroom. Outside there is an enclosed garden and a garage with a parking space located to the rear.

LOCATION: The Picket Twenty development borders Harewood Forest with access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Busy Bees Day Nursery, a community hall, a Co-Op store, Urban Park and sports pitches. Andover itself 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.

ACCOMMODATION: Canopy porch with front door into:

HALLWAY: Stairs to first floor and doors to:

CLOAKROOM: Window to front. WC and wash hand basin.

STUDY/SNUG: Window to front.

DINING AREA: Understairs cupboard and open access to:

KITCHEN: Window to rear and French doors to garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inst gas hob with extractor over and double oven below. Space and plumbing for washing machine, space for fridge/freezer and wall mounted boiler.

FIRST FLOOR LANDING: Stairs to second floor, linen cupboard and doors to:

LIVING ROOM/BEDROOM 4: Windows to front.

MASTER BEDROOM: Windows to rear. Fitted wardrobe cupboard and door to:

ENSUITE SHOWER ROOM: Shower cubicle, wash hand basin and WC.

SECOND FLOOR LANDING: Airing cupboard with hot water tank and doors to:

BEDROOM 2: Windows to front.

BEDROOM 3: Windows to rear.

BATHROOM: Panelled bath with shower attachment, wash hand basin and WC.

REAR GARDEN: Fully enclosed garden with a patio area adjacent to the house. The remainder is laid to lawn with a path to the rear access gate.

GARAGE: There is a garage located to the rear under a coach house with a parking space to the front. The garage is leasehold with a small contribution to the coach house seller each month.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be an additional estate charge.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

