

Errington Road, Picket Piece, Andover, SP11

Approximate Area = 1003 sq ft / 93.1 sq m
 Limited Use Area(s) = 11 sq ft / 1 sq m
 Total = 1014 sq ft / 94.1 sq m
 For identification only - Not to scale



Denotes restricted head height

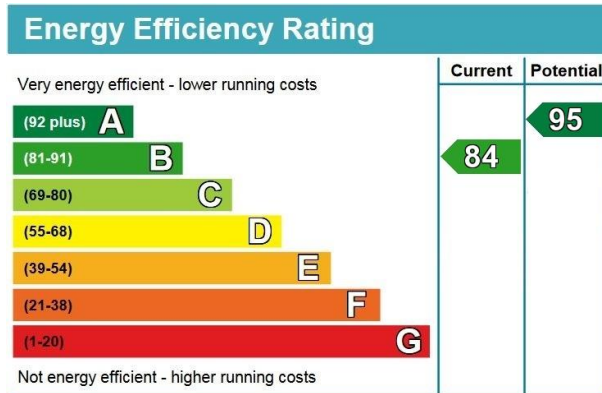


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1108555



Errington Road, Picket Piece

Guide Price £340,000 Freehold



- Entrance Hallway
- Kitchen
- Master Bedroom Suite
- Family Bathroom
- Low Maintenance Rear Garden
- Cloakroom
- Living/Dining Room
- Two Further Bedrooms
- Driveway Parking
- Close to Amenities

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 modern end of terraced house is located on the edge of the popular Locksbridge Park development and benefits from driveway parking alongside the property within a plot that has a non-overlooked aspect to the rear. Constructed by David Wilson Homes in 2018, the property has four years of its NHBC warranty remaining. The very well-presented accommodation, arranged over three floors would make an ideal first family home and comprises entrance hallway, cloakroom, kitchen, living/dining room, master bedroom suite, two further bedrooms and a family bathroom. A low maintenance rear garden has an extended patio area that wraps around one side of the property with gated access to the driveway.

LOCATION: 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 line to London's Waterloo in just over an hour whilst the A303 offers good road access to both London and the West Country. Errington Road can be found on the southern side of the Picket Piece development to the east of Andover. The Picket Piece Commercial Centre offers a post office and a convenience store can be found in the heart of the Picket Piece development on Locksbridge Road. Various community events take place at the Village Hall and The Wyke Down Country Pub and Restaurant is a short distance away as is the popular Finkley Down Farm Park. Locksbridge Road is also a bus route providing access to and from Andover's town centre.

OUTSIDE: Fronting onto Errington Road, a tarmac driveway is located to the side of the property with gated access into the rear garden. A path leads from the driveway, through a hard landscaped front garden of decorative shingle and limestone chippings to the front door of the property under a canopy porch.

ENTRANCE HALLWAY: Karndean flooring. Stairs to first floor. Door to low-level understairs storage cupboard. Radiator. Door to:

CLOAKROOM: Karndean flooring. Close coupled WC, pedestal hand wash basin and radiator.

KITCHEN: Window to front. Karndean flooring. Range of eye and base level cupboards and drawers with worksurfaces over and subway tiled splashbacks. Inset ceramic sink and drainer, inset gas hob with extractor over and oven/grill below. Integral fridge freezer, dishwasher and washing machine. Cupboard housing wall mounted Ideal Logic ESP135 gas combi boiler. Radiator.

LIVING/DINING ROOM: Good sized rear aspect living/dining room with a triple aspect box bay including French doors to the rear garden and full height sidelights, all with built-in blinds. Karndean flooring. Door to built-in storage cupboard housing consumer unit and media hub. Inset contemporary electric fire with TV recess above. Fitted cupboards and display shelving.

FIRST FLOOR LANDING: Window to front and stairs to second floor. Double doors to built-in storage cupboard. Radiator.

BEDROOM TWO: Double bedroom with windows to the rear. Radiator.

BEDROOM THREE: Good-sized single bedroom with a window to the front. Radiator. Currently used as an office.

FAMILY BATHROOM: Window to the side. Panelled bath, close coupled WC, pedestal hand wash basin and heated towel rail.

MASTER BEDROOM SUITE: Occupying all of the second floor. Velux windows to the rear. Doors to two separate built in wardrobe cupboards. Radiators and door to:

ENSUITE SHOWER ROOM: Dormer window to the front. Walk in shower enclosure, close coupled WC, pedestal hand wash basin and heated towel rail.

REAR GARDEN: Extended patio adjacent to the rear and the side of the property with gated access to the driveway at the side. The remainder of the garden is laid to lawn with a raised flower border and includes a garden shed with power on hard standing. A particular feature of the back garden is that it is not overlooked to the rear.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

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.

