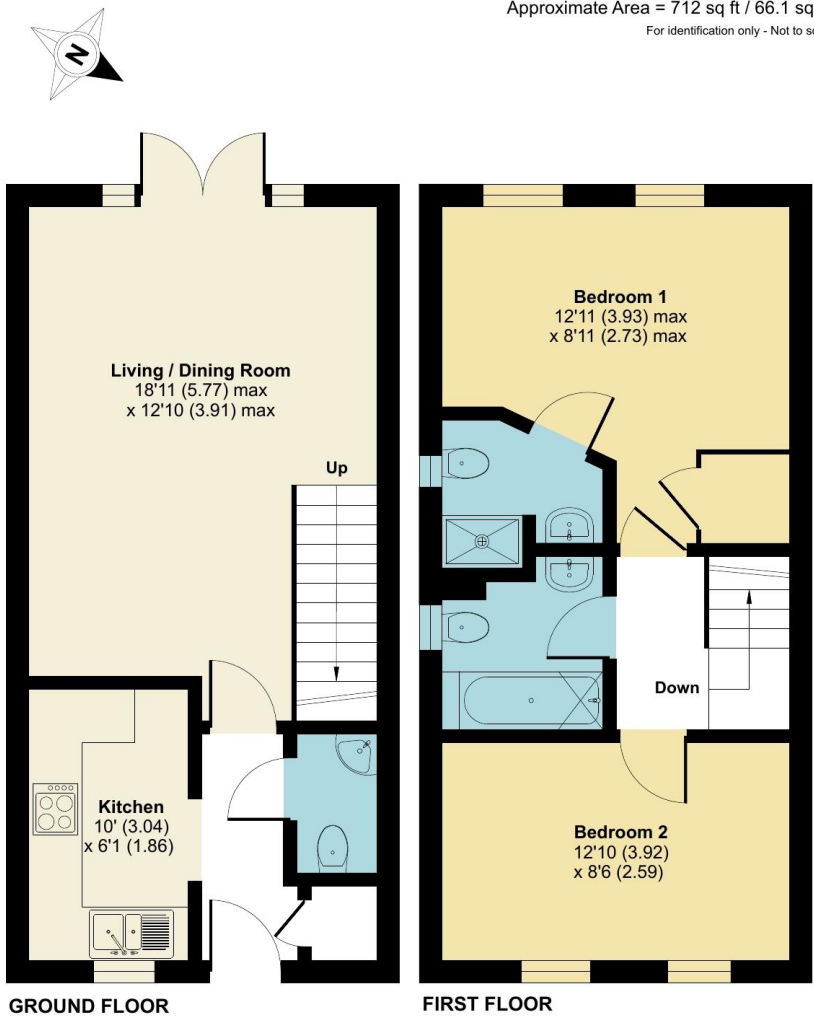
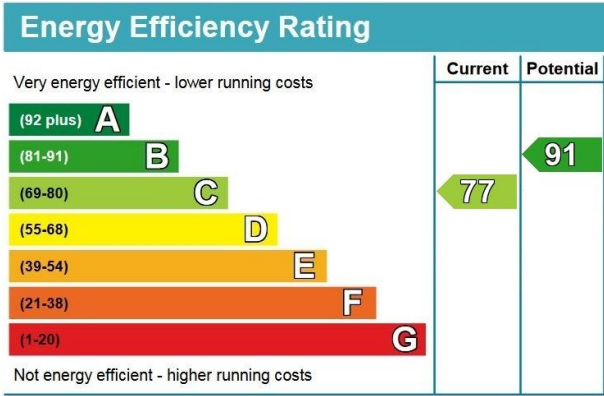


Adams Road, Picket Piece, Andover, SP11

Approximate Area = 712 sq ft / 66.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Austin Hawk Ltd. REF: 1219795



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.



Adams Road, Picket Piece Guide Price £270,000 Freehold

- Hallway
- Kitchen
- Master Bedroom
- Bedroom 2
- Enclosed Garden
- Cloakroom
- Living/Dining Room
- Ensuite Shower Room
- Bathroom
- 2 Parking Spaces



DESCRIPTION:
This modern, end of terrace, house is located on the edge of the Locksbridge Park development in the village of Picket Piece and is offered for sale with NO ONWARD CHAIN. The accommodation comprises hallway, cloakroom, kitchen, living/dining room, master bedroom with ensuite shower room, a second double bedroom and a bathroom. To the rear there is an enclosed garden with a shed and two allocated parking spaces.

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. The Picket Piece Commercial Centre offers a post office and a convenience store can be found on Locksbridge Road just a few yards from the property. 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.

ACCOMMODATION:
Canopy porch with front door into:

HALLWAY:
Cupboard with wall mounted boiler and door to:

CLOAKROOM:
WC and wash hand basin.

KITCHEN:
Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine and space for fridge/freezer.

LIVING/DINING ROOM:
French doors to garden. Stairs to first floor with understairs alcove.

FIRST FLOOR LANDING:
Loft access and doors to:

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

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

BEDROOM 2:
Windows to rear.

BATHROOM:
Window to side. Panelled bath with hand held shower attachment, wash hand basin and WC.

REAR GARDEN:
Fully enclosed garden with gated side access to the front. Patio area adjacent to the house whilst the remainder is laid to lawn with shrub beds and a shed. To the rear there are TWO ALLOCATED PARKING SPACES.

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.

