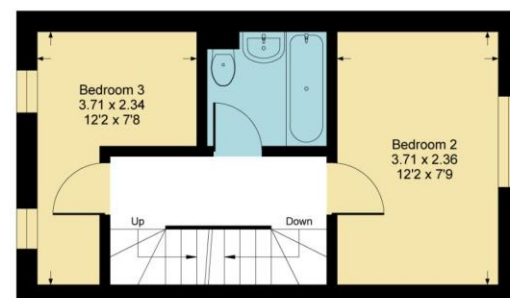


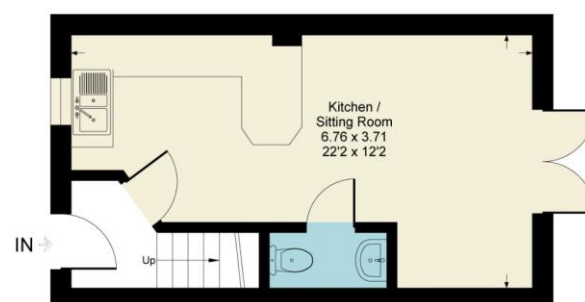
Jockey Way, SP11
Approximate Gross Internal Area = 73.1 sq m / 787 sq ft



Second Floor

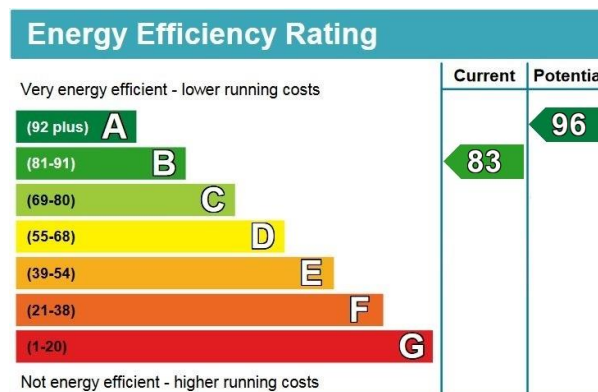


First Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



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.

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ESTATE AGENTS



Jockey Way, Andover

Guide Price £275,000

- Open Plan Living
- Three Bedrooms
- Rear Garden
- Cloakroom
- Family Bathroom
- Driveway Parking

☎ 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:
Austin Hawk are delighted to present this well-presented, three-bedroom townhouse located in the sought-after Picket Twenty development. The property features an open-plan kitchen/sitting/dining room, a cloakroom, three bedrooms, and a family bathroom. The fully enclosed rear garden offers gated access to the driveway parking, which provides two 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 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. Jockey Way runs through the northern phase of the Picket Twenty development which borders Harewood Forest and includes access to public footpaths nearby. 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 and an Urban park and sports pitches. Picket Twenty is on a regular bus route both to and from Andover's town centre.

ACCOMMODATION :
Front door into:

INNER HALLWAY :
Stairs to fist floor and door to:

KITCHEN/SITTING ROOM :
Front aspect with a contemporary range of eye and base level cupboards and drawers with work surface over and inset one and a half bowl stainless steel sink and drainer. Cupboard with wall mounted boiler. Inset electric hob with extractor over and oven beneath, fridge/freezer and washing machine. Breakfast bar area and open plan access to the sitting room. Wooden flooring throughout and French doors to the garden. Door to:

CLOAKROOM :
Extractor fan, low level WC and wash hand basin.

FIRST FLOOR LANDING :
Stairs to second floor and doors to:

BEDROOM TWO:
Rear aspect.

BATHROOM :
Extractor fan, panelled bath with shower over, wash hand basin, low level WC and heated towel rail. Laminate flooring and partially tiled.

BEDROOM THREE:
Double aspect to the front.

SECOND FLOOR LANDING :
Storage cupboard and door to:

BEDROOM ONE:
Velux to the front and rear and over stairs storage space.

GARDEN:
Patio area adjacent to the property with the remainder laid to lawn with a shed. Fully enclosed by fencing with gated side access to:

FRONT:
Driveway parking for two vehicles and path to front door.

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

