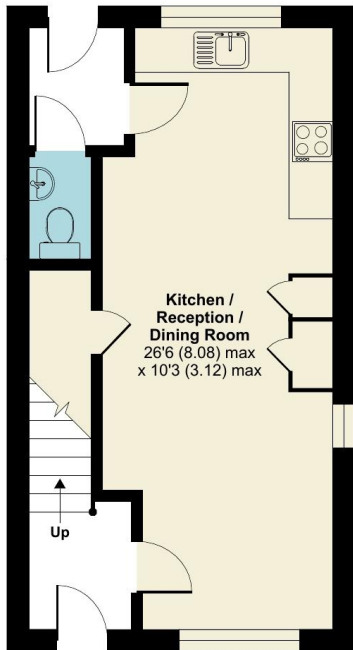


Locksbridge Road, Picket Piece, Andover, SP11

Approximate Area = 756 sq ft / 70.2 sq m
For identification only - Not to scale

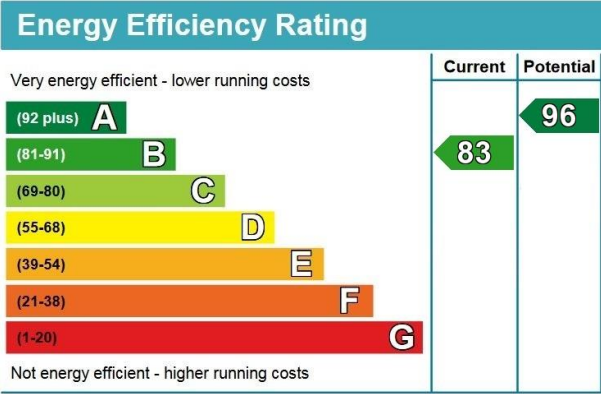


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Austin Hawk Ltd. REF: 1295361



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.



Locksbridge Road Guide Price £275,000 Freehold

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



DESCRIPTION:

A spacious terrace house built in 2015 by David Wilson. The accommodation comprises hallway, cloakroom, sitting room, kitchen, master bedroom, one further bedroom and a bathroom. Outside there is an attractive front green space and an enclosed garden to the rear with gated access to 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 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:

Wall-mounted radiator with coat hooks and stairway door to:

LIVING/DINING ROOM:

Open plan with window to front and under-stairs cupboard

CLOAKROOM:

WC and wash hand basin.

KITCHEN:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Wall-mounted builder in cupboard. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine and dishwasher, space for fridge/freezer.

MASTER BEDROOM:

Window to front. Built-in storage cupboard

BEDROOM 2:

Windows to rear with loft access

BATHROOM:

Window to side. Panelled bath with rainfall shower over, wash hand basin and WC.

OUTSIDE:

To the front there is a path to the front door with green space.

REAR GARDEN:

Low-maintenance garden with raised beds and shingle. Gate to rear 2 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.

