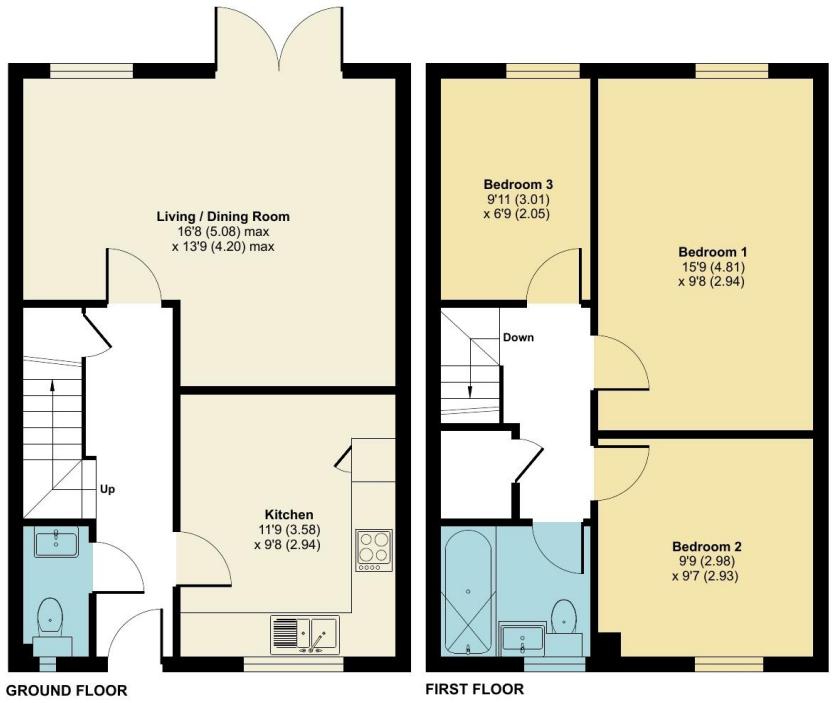


Jockey Way, Andover, SP11

Approximate Area = 865 sq ft / 80.3 sq m  
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

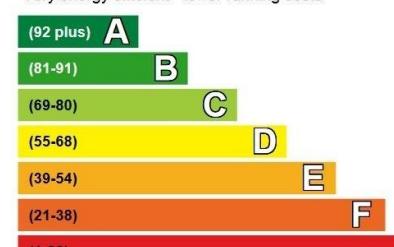


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Austin Hawk Ltd. REF: 1347512



#### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
84	96

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 £330,000 Freehold**

- **Entrance Hallway**
- **Living/Dining Room**
- **Three Bedrooms**
- **Two Allocated Parking Spaces**
- **Proximity to Open Countryside**

- **Kitchen/Dining Room**
- **Cloakroom**
- **Family Bathroom**
- **Landscaped Rear Garden**
- **Close to Amenities**

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**DESCRIPTION:** Very well presented throughout, this three-bedded, semi-detached house would make the perfect first purchase. Constructed as recently as 2019, the property benefits from two allocated parking spaces directly to the front of the property and a practical, attractive, landscaped garden to the rear as well as a location close to many local amenities with open countryside on the doorstep. The accommodation itself comprises an entrance hallway, a kitchen/dining room, a cloakroom, a good-sized living/dining room, three bedrooms and a family bathroom.

**LOCATION:** Jockey Way is located on the northern edge of the Picket Twenty development off Picket Twenty Way. The development borders Harewood Forest with access to public footpaths around the development's edge. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Busy Bees Day Nursery, a community hall, a Co-Op convenience store, an Urban Park, sports pitches and open green space. The property occupies a position near the start of Jockey Way with views back across what is a substantial area of green space which is literally just a hundred metres away. Picket Twenty Way is on a regular bus route to and from Andover, which 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.

**OUTSIDE:** The property frontage is set aside for the allocated parking spaces with a path leading to the front door, under a pitched canopy porch. Either side of the path are low-maintenance, limestone-chipped borders with a path leading to one side of the property providing gated access into the rear garden.

**ENTRANCE HALLWAY:** Stairs to the first floor. Low-level door to an understairs storage cupboard. Radiator. Door to:

**CLOAKROOM:** Window to the front. Concealed cistern WC, vanity hand wash basin with cupboard storage below. Radiator. Consumer unit.

**KITCHEN/DINING ROOM:** Accessed from the hallway with a window to the front. A range of eye and base level cupboards and drawers with worksurfaces over and matching upstands. Inset one and a half bowl stainless steel sink and drainer, inset ceramic hob with an extractor over and tiled splashback, oven/grill below. Space for a fridge/freezer, space and plumbing for a washing machine and a dishwasher. Radiator. Space for dining.

**LIVING/DINING ROOM:** Good-sized, rear aspect living/dining room with a window and French doors to the rear, providing access to the rear garden. Radiator.

**FIRST FLOOR LANDING:** Door to overstairs, shelved storage cupboard. Access to a partially boarded loft space via a pull-down loft ladder.

**BEDROOM ONE:** Double bedroom with a window to the rear. Radiator.

**BEDROOM TWO:** Double bedroom with a window to the front. Radiator.

**BEDROOM THREE:** Good-sized single bedroom with a window to the rear. Radiator.

**FAMILY BATHROOM:** Modern, contemporary family bathroom with a window to the front and including bathroom wall panels throughout. Panelled bath with a shower over, concealed cistern WC, vanity hand wash basin with an extended vanity top and cupboard storage below. Radiator.

**REAR GARDEN:** Practical, attractive, low-maintenance landscaped garden with a patio adjacent to the rear of the property and gated side access to a path leading to the front of the property. Retaining brick walls surround the patio area with steps up to an area of artificial lawn. Retaining sleepers then border an area of decorative shingle, all enclosed by a mixture of closeboard and panelled fencing. External tap.

**TENURE & SERVICES:** Freehold. Mains drainage, water, 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.

