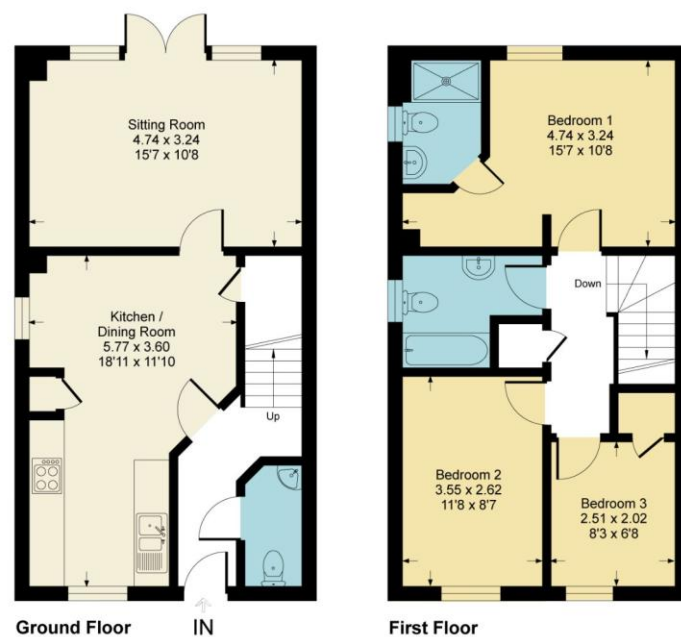
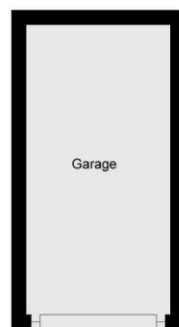
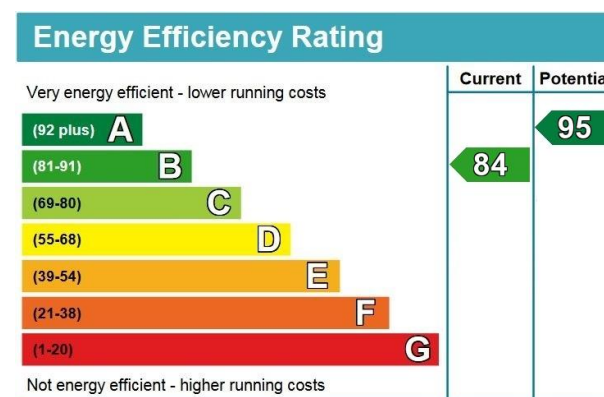


Approximate Gross Internal Area = 97.9 sq m / 1053 sq ft (includes garage)



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.



Guide Price £340,000 Freehold

- **Hallway**
- **Cloakroom**
- **Master Bedroom Suite**
- **Bathroom**
- **Garage**

- **Kitchen/Dining Room**
- **Sitting Room**
- **2 Further Bedrooms**
- **Driveway Parking**
- **Attractive Garden**

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DESCRIPTION:

Built in 2017 and offered for sale with the remainder of a 10 year NHBC, this semi-detached house is located on the popular Locksbridge Park in Picket Piece. The accommodation comprises hallway, cloakroom, double aspect kitchen/dining room with integral appliances, a sitting room with French doors to the garden, a master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is driveway parking at the side leading to a garage and an attractive garden to the rear with a patio and decked seating area.

LOCATION:

Drummond Road can be found in the heart of the Locksbridge Park development within Picket Piece to the east of Andover and benefits from a convenience store. 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 on a bus route providing access to and from Andover's town centre.

ACCOMMODATION: Canopy porch with front door into:

HALLWAY:

Stairs to first floor and doors to:

CLOAKROOM:

WC and wash hand basin.

KITCHEN/DINING ROOM:

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. Integral washing machine, dishwasher and fridge/freezer. Cupboard with wall mounted boiler and open access to **DINING AREA** with window to side and door to:

SITTING ROOM:

French doors to garden with windows to both sides.

FIRST FLOOR LANDING:

Loft access, linen cupboard and doors to:

MASTER BEDROOM:

Window to rear. Storage recess with shelving and hanging rail. Door to:

ENSUITE SHOWER ROOM:

Window to side. Double shower cubicle with rainfall shower, wash hand basin, WC and heated towel rail.

BEDROOM 2:

Window to front.

BEDROOM 3:

Window to front and fitted storage cupboard.

BATHROOM:

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

OUTSIDE:

To the front there is a gravelled area, shrubs and a path to the front door. A driveway at the side leads to the **GARAGE** with up and over door, power, light and a parking space to the front. A gate leads to:

REAR GARDEN:

Fully enclosed garden with a patio area adjacent to the house leading to an area of artificial lawn. A step leads down to a decked seating area located to the rear.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there is an estate charge (currently approx £200 p/a).

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.

