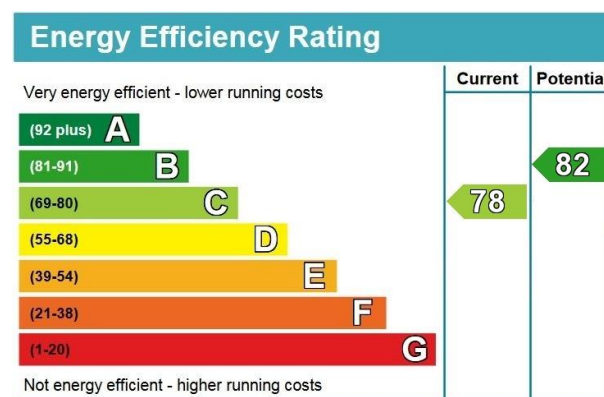


**Locksbridge Road, SP11**

Approximate Gross Internal Area = 83.9 sq m / 904 sq ft  
Approximate Garage Internal Area = 18 sq m / 194 sq ft  
Approximate Total Internal Area = 101.9 sq m / 1098 sq ft



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.



**Locksbridge Road, Picket Piece**

**Guide Price £350,000 Freehold**

- Entrance Hall
- Kitchen/Dining Room
- Master Bedrooms Suite
- Bathroom
- Garage
- Cloakroom
- Living Room
- 2 Further Bedrooms
- Driveway Parking
- Enclosed Garden

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**DESCRIPTION:**  
Offered for sale with no onward chain, this end of terrace house is located in the heart of the popular Locksbridge Park with easy access to a shop and further amenities. The accommodation comprises entrance hall, cloakroom, spacious kitchen/dining room, a living room with French doors to the garden, master bedroom with fitted wardrobe cupboards and an ensuite shower room, two further bedrooms and a bathroom. To the front there is driveway parking leading to a garage whilst the rear garden benefits from a raised seating area with steps down to an area of artificial lawn.

**LOCATION:**  
Locksbridge 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:

**ENTRANCE HALL:**  
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 ceramic sink with drainer. Inset six ring gas hob with extractor over and eye level double oven. Space and plumbing for washing machine and dishwasher, space for further appliances and cupboard with wall mounted boiler. Open access to **DINING AREA** with window to side and understairs cupboard.

**LIVING ROOM:**  
French doors to garden and media wall with electric fire and recess shelving.

**FIRST FLOOR LANDING:**  
Access to partially boarded loft, airing cupboard with hot water tank and doors to:

**MASTER BEDROOM:**  
Window to rear. Fitted wardrobe cupboards and door to:

**ENSUITE SHOWER ROOM:**  
Window to side. Double shower cubicle, wash hand basin, WC and heated towel rail.

**BEDROOM 2:**  
Window to front.

**BEDROOM 3:**  
Window to front and fitted cupboard.

**BATHROOM:**  
Window to side. P shaped bath with shower over, vanity cupboard with wash hand basin, WC, mirrored cabinet and heated towel rail.

**OUTSIDE:**  
To the front there is an area of shrubs with a path to the front door. A driveway at the side offers parking for two cars and access to:

**GARAGE:**  
Up and over door leading to the storage area to the front. The remainder of the garage has been utilised as an office with power, wi-fi and a door to the garden.

**REAR GARDEN:**  
Raised patio area adjacent to the property with steps down to an area of artificial lawn which wraps round to the rear of the garage. There is also gated access to the front and an outside tap.

**TENURE & SERVICES:**  
Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. There is currently no estate charge.

