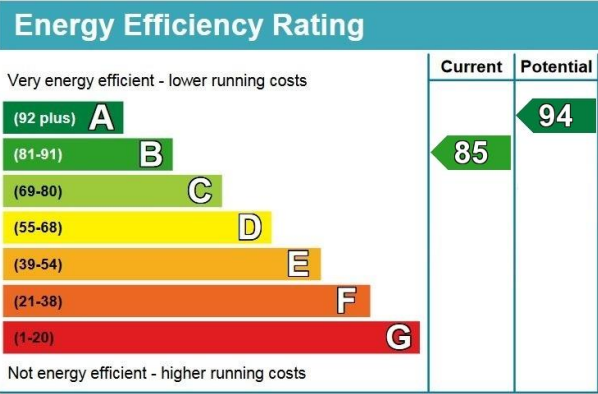


Locksbridge Road, SP11

Approximate Gross Internal Area = 93.1 sq m / 1013 sq ft
Approximate Garage Internal Area = 18 sq m / 194 sq ft
Approximate Total Internal Area = 111.1 sq m / 1207 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 £400,000 Freehold

- Hallway
 - Office
 - Living/Dining Area
 - 4 Double Bedrooms
 - Garage
- Cloakroom
 - Kitchen Area
 - Bathroom & Ensuite Shower Room
 - Driveway Parking
 - Enclosed Garden



DESCRIPTION:
This semi-detached town house is located on the popular Locksbridge Park in the village of Picket Piece with easy access to local amenities. The well presented accommodation is arranged on three floors and comprises hallway, cloakroom, office, kitchen with open plan access to a living/dining area, two first floor double bedrooms with a bathroom and a second floor master bedroom with an ensuite shower room together with a further double bedroom. To the front there is driveway parking leading to a garage with gated access to a partly walled garden with two seating areas.

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: Front door into:

HALLWAY:
Stairs to first floor, utility cupboard with wall mounted boiler and space and plumbing for washing machine. Doors to:

CLOAKROOM:
Window to side. WC and wash hand basin.

OFFICE:
Window to front.

KITCHEN AREA:
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 eye level double oven. Integral dishwasher and fridge/freezer. Open access to:

LIVING/DINING AREA:
Glazed box bay with French doors to the garden. Understairs storage cupboard and feature panelled media wall.

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

BEDROOM 2:
Currently used as a second living room with windows to rear.

BEDROOM 4:
Windows to front.

BATHROOM:
Panelled bath, wash hand basin, WC and heated towel rail.

SECOND FLOOR LANDING:
Airing cupboard with hot water tank and doors to:

MASTER BEDROOM:
Windows to rear. Fitted wardrobe cupboards, remote control ceiling fan and door to:

ENSUITE SHOWER ROOM:
Shower cubicle, wash hand basin, WC, heated towel rail and door to landing.

BEDROOM 3:
Windows to front and loft access.

OUTSIDE:
To the front there is an area of lawn with shrubs and a path to the front door. A driveway at the side offers parking for several cars and access to the **GARAGE** with up and over door, power, light and eaves storage. Gated access to:

REAR GARDEN:
Fully enclosed garden with a patio area adjacent to the house. The remainder is laid to lawn with a sunken, decked seating area to the rear with an electric point.

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

