



63 Stalls Road, Andover, SP11 6TF
Guide Price £277,500



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to bring to the market this modern two bedroom semi-detached home positioned on the sought after Picket Twenty development on the edge of Andover Town. The property itself benefits from an entrance hall with cloakroom, living room with views to front and an open plan fitted kitchen with dining area having double doors to the rear garden. To the first floor there are two double bedrooms with the master having en-suite and family bathroom, gas central heating and double glazing. Outside a driveway leads to the side of the property providing off road parking with the rear garden enclosed by fencing and comprising patio and decking area, lawn with flower and shrub beds. NO CHAIN



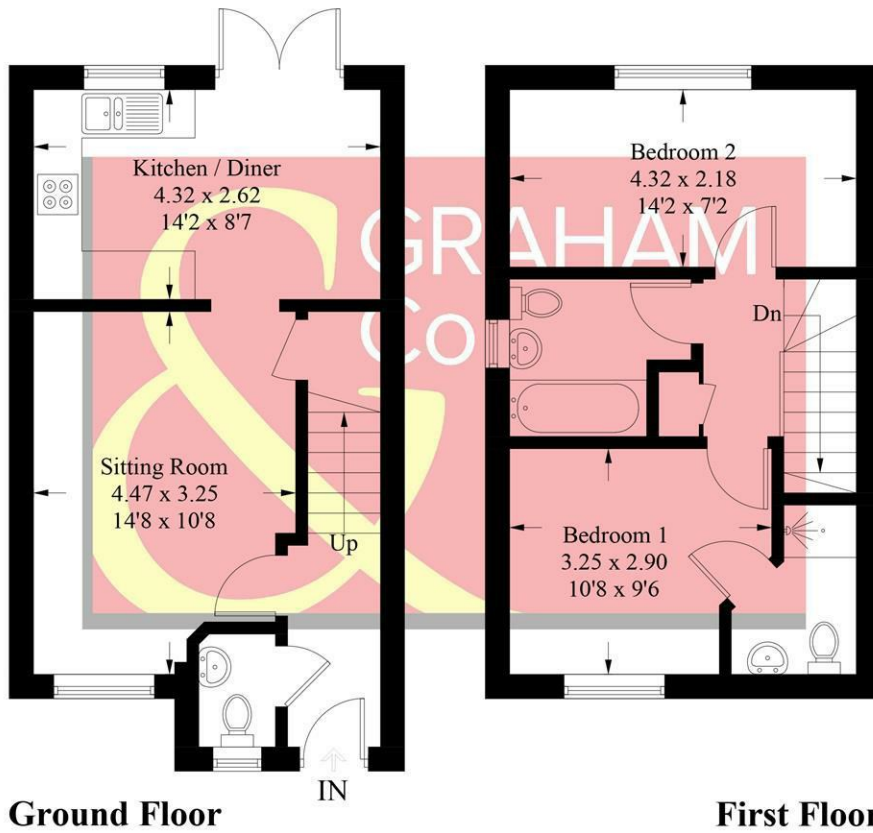


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there are several supermarkets, both in and out of the town centre. At the very hub of Picket Twenty, a community centre, day nursery and primary school are being provided, along with shopping facilities for day-to-day needs. Parks with children's play areas are also a feature on this development. Further opportunities for outdoor leisure come with the provision of a magnificent 64-acre urban park, complete with a sports pavilion, football pitches, cricket pitch, tennis court, play area and multi-use games centre - this large open space, so close to home, is bound to be popular with all members of the family. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.



Stalls Road, SP11

Approximate Gross Internal Area = 64.7 sq m / 696 sq ft



Ground Floor

First Floor

PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID963213)

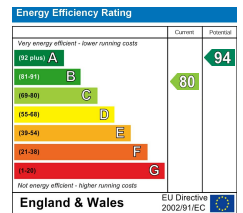
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