



5 Wyke Court, Picket Piece, Andover, SP11 6YP
Guide Price £350,000



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PROPERTY DESCRIPTION BY Miss Jay Cowan

Built by George William Homes, this quality home is offered to the market with the remainder of its NHBC builders warranty, approx . 6 years, and no management fees. The property is set in a small, quiet cul de sac in Picket Piece. The ground floor features an inviting entrance hall, a lounge, a fully fitted and spacious kitchen/diner perfect for family meals, and a convenient downstairs toilet. Upstairs, you'll find three well-proportioned bedrooms, including a master bedroom with fitted wardrobes and an en suite, and a family bathroom. Outside, the property boasts parking for 3-4 cars and a private rear garden, ideal for outdoor activities and relaxation.



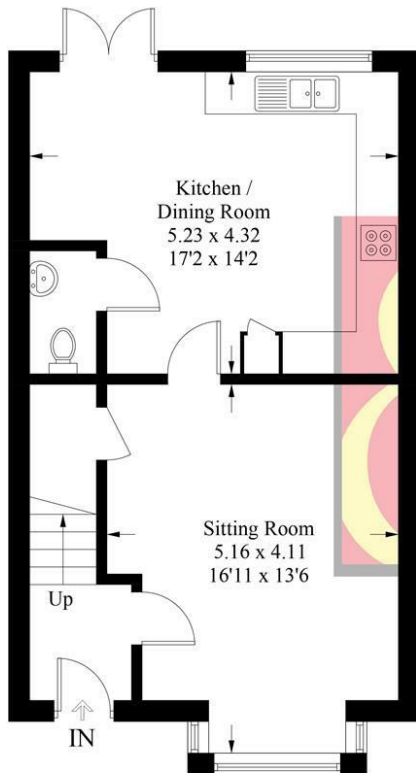


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.



Wyke Court, SP11

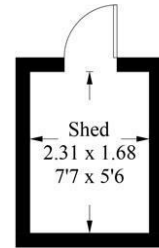
Approximate Gross Internal Area = 97.2 sq m / 1046 sq ft
 Sheds = 12.4 sq m / 133 sq ft
 Total = 109.6 sq m / 1179 sq ft



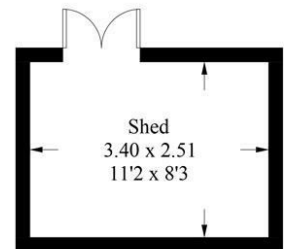
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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 (ID1114723)

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(95-100) A		84	
(81-94) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Tax Band:



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.