



216 Locksbridge Road, Picket Piece, Andover, SP11 6WL  
Guide Price £360,000





## 216 Locksbridge Road, Picket Piece Andover, Guide Price £360,000

### PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to Locksbridge Road, Picket Piece, Andover - a charming semi-detached house that could be your next dream home! This home built by David Wilson has two more years remaining on its NHBC warrantee. This property boasts a spacious layout with 1 reception room, 3 cosy bedrooms including two doubles, and 2 modern bathrooms, including a convenient en suite in the master bedroom.

One of the highlights of this lovely home is the large driveway and garage, providing parking space for numerous vehicles - perfect for families or those who love to entertain guests. The kitchen diner is ideal for preparing delicious meals and hosting gatherings, while the lounge offers a relaxing space with French doors that open into a private garden, allowing you to enjoy the outdoors in the comfort of your own home.

If you're looking to expand in the future, this property also offers the exciting potential to extend into the loft, subject to obtaining the necessary planning permissions. Imagine the possibilities of creating additional living space or more bedrooms in this already inviting home.

Don't miss out on the opportunity to make this house your own and create lasting memories in a wonderful neighbourhood. Book a viewing today and envision the endless potential that this property on Locksbridge Road has to offer!







#### Locksbridge Park

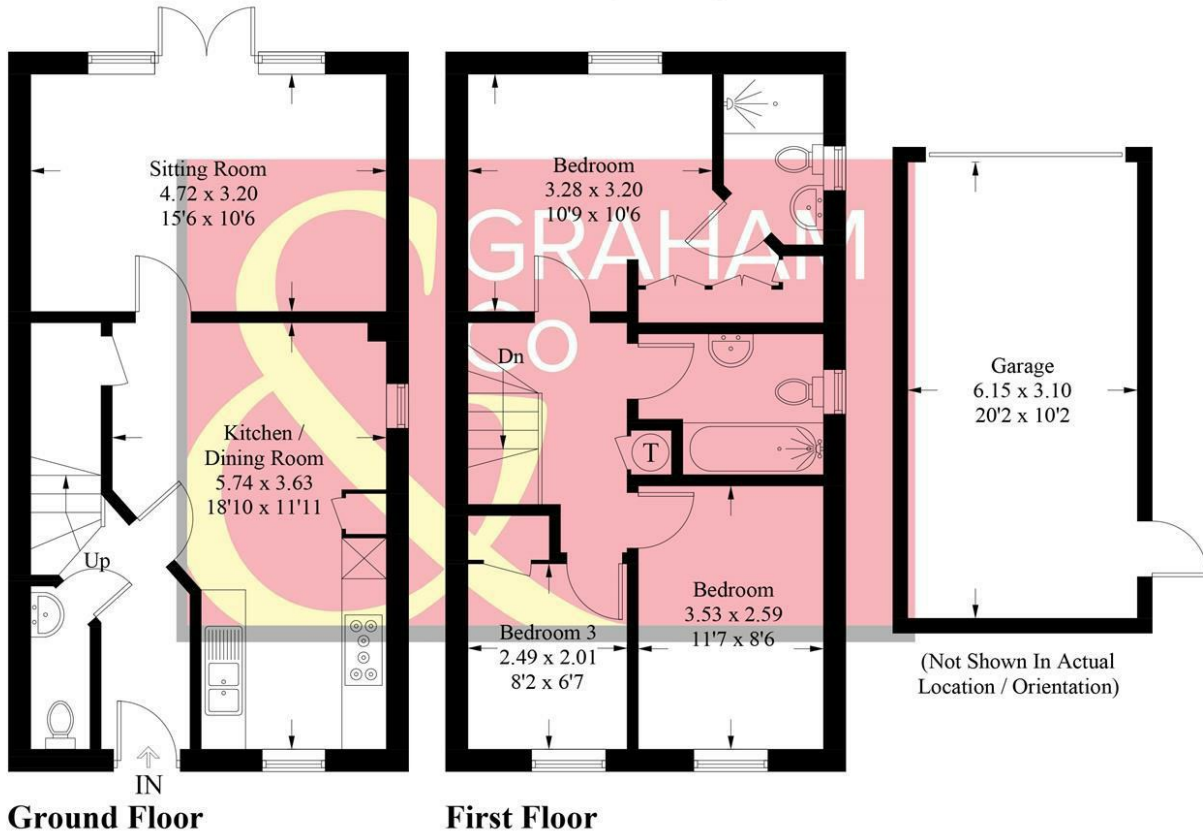
Close enough to the town to be convenient, yet just far enough into the countryside to be away from the hustle and bustle, Locksbridge Park is a well-planned and designed new development built by Messer's David Wilson and Barratt homes. Just over a mile to the East of Andover is where you will find this development including a good mixture of property, ideally located close to the bustling town of Andover. Andover has enjoyed something of a renaissance in recent years four hundred years after its stagecoach origins, it is far from being just a commuter town. Andover is now considered by many to be a destination in its own right. The town now benefits from an eclectic mix of old-world charm and modern shopping convenience, as well as beautiful tea rooms and pubs, some dating back more than nine hundred years, supermarkets, craft galleries and interior design stores, which all border the breath-taking countryside of the Test Valley - 250 square miles of easily accessible natural beauty, which includes the world-renowned River Test.





# Locksbridge Road, SP1

Approximate Gross Internal Area = 87.7 sq m / 944 sq ft  
 Garage = 19.1 sq m / 205 sq ft  
 Total = 106.8 sq m / 1149 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 (ID1131179)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			95
(81-94) B		84	
(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: D



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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.

