



23 Arcaro Road, Andover, SP11 6ZH
Guide Price £325,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

This charming three-bedroom semi-detached home offers comfortable living with a practical layout. Upon entering, you are greeted by a welcoming entrance hall, complete with a convenient downstairs toilet. The ground floor features a lounge, and a modern kitchen. Upstairs, there are three well-proportioned bedrooms, including a master bedroom with its own dressing room. A family bathroom serves the remaining bedrooms. Outside, the property boasts parking for two cars and a lovely rear garden, ideal for outdoor enjoyment.



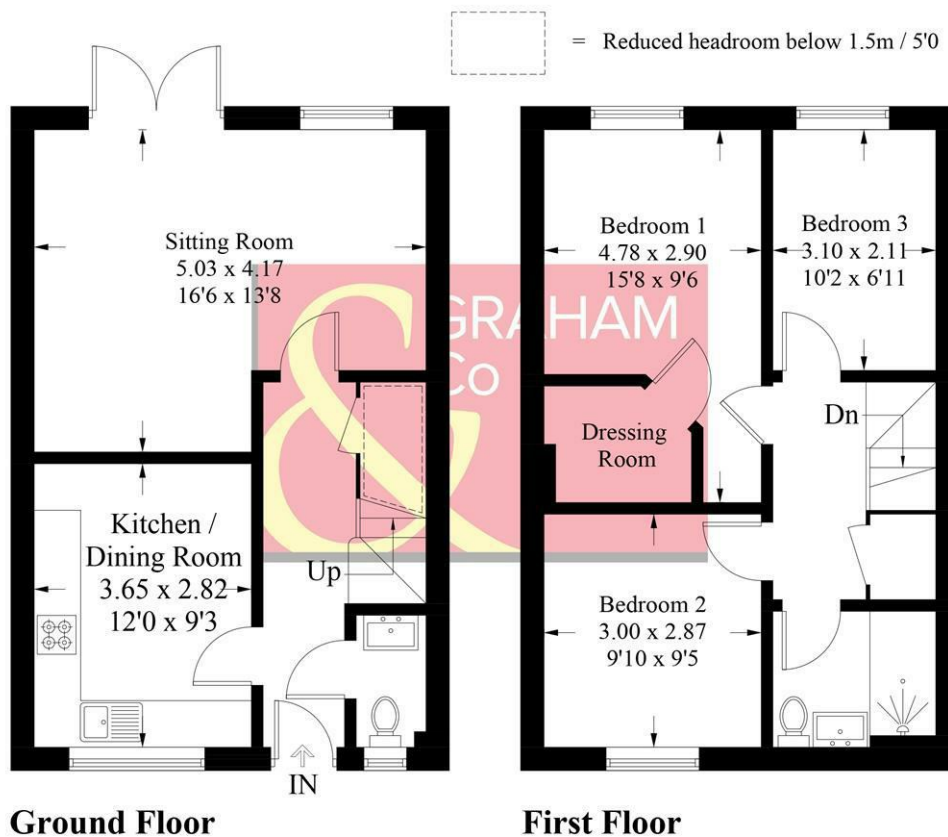


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there 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.



Arcaro Road, SP11

Approximate Gross Internal Area = 80.7 sq m / 869 sq ft



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 (ID1133456)

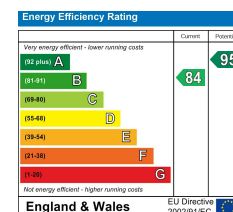
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