

1 Picket Twenty Way, Andover, SP11 6TJ
Guide Price £190,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to this charming ground floor maisonette located on Picket Twenty Way in Andover. This delightful property boasts a modern feel, being built in 2010, offering a fresh and contemporary living space.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property features two inviting bedrooms, ideal for a small family or as a guest room and home office combination.

The maisonette includes a well-appointed bathroom for your convenience. Additionally, the outside storage area provides ample space for storing belongings, keeping your home clutter-free.

One of the highlights of this property is the parking provision for two vehicles, ensuring you and your guests always have a convenient place to park. Situated close to the A303, commuting and travelling around the area is made easy.

Nestled on the edge of the Picket Twenty development, this home offers a peaceful retreat while still being within reach of local amenities. The shared garden space is perfect for



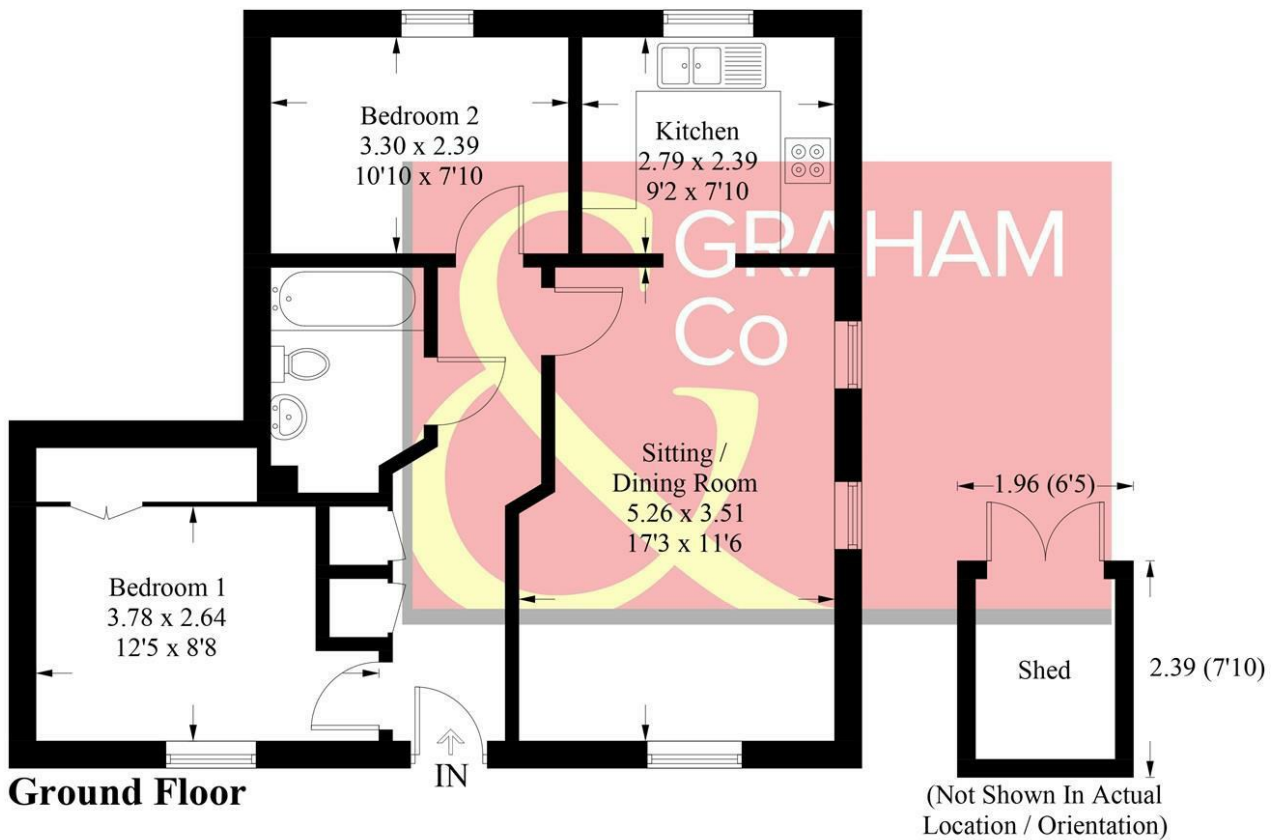


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there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



Picket Twenty Way, SP1

Approximate Gross Internal Area = 57.3 sq m / 617 sq ft
 Shed = 3.1 sq m / 33 sq ft
 Total = 60.4 sq m / 650 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 (ID1141716)

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A (91-95)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	79	79
EU Directive 2002/91/EC		

Tax Band: B



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