

20 Errington Road, Picket Piece, Andover, SP11 6XG  
Guide Price £342,500





## 20 Errington Road, Picket Piece Andover, Guide Price £342,500

### PROPERTY DESCRIPTION BY Mr Dion McArthur

Graham & Co are delighted to offer to the market an immaculate, and beautifully presented three bedroom house in the highly sought after development of Locksbridge Par, benefitting from three parking spaces.

The property comprises of entrance hall with downstairs cloakroom with WC, open plan kitchen/dining room, with pantry area, and French doors opening into the garden. Spacious lounge with lots of light coming in from its three windows.

To the first floor, there is three bedrooms and a family bathroom. The master bedroom benefits from an en suite, the second bedroom would comfortably fit a double and the third bedroom is currently used as a home office.

Outside the property has a low maintenance garden, with a patio area and slightly raised artificial grass area, and gated access to the parking.







#### 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. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.





## Errington Road, SP11

Approximate Gross Internal Area = 88.3 sq m / 950 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 (ID1163627)

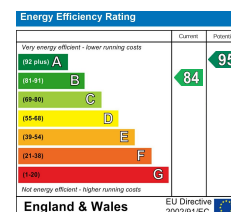
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