



37 Adams Road, Picket Piece, Andover, SP11 6UY
Asking Price £365,000



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PROPERTY DESCRIPTION BY Mr Nick King

Sold with no onward chain Graham & Co are delighted to present to market, this high quality and contemporary three bedroom semi detached home, with accommodation over three floors.

The accommodation comprises of; entrance hall with cloakroom, open plan southerly facing living room/dining room with Velux windows, bringing additional light into this versatile living space and French doors opening out to the rear garden. Completing the downstairs is a convenient storage cupboard and the updated kitchen at the front of the property, which provides built- in storage and solid wooden worktops .

To the first floor there are two double bedrooms, with bedroom two in the property having direct access to the Jack & Jill bathroom family bathroom which includes a bathtub with overhead shower.

Occupying the entire second floor is an extensive principal bedroom, with dressing area; built-in wardrobes and en-suite shower room.

Outside a drive to the side of the property provides off road parking for two vehicles. The landscaped rear garden has a Southerly facing aspect, and comprises of patio, lawn, shed, all facilitated by gated access from the drive.



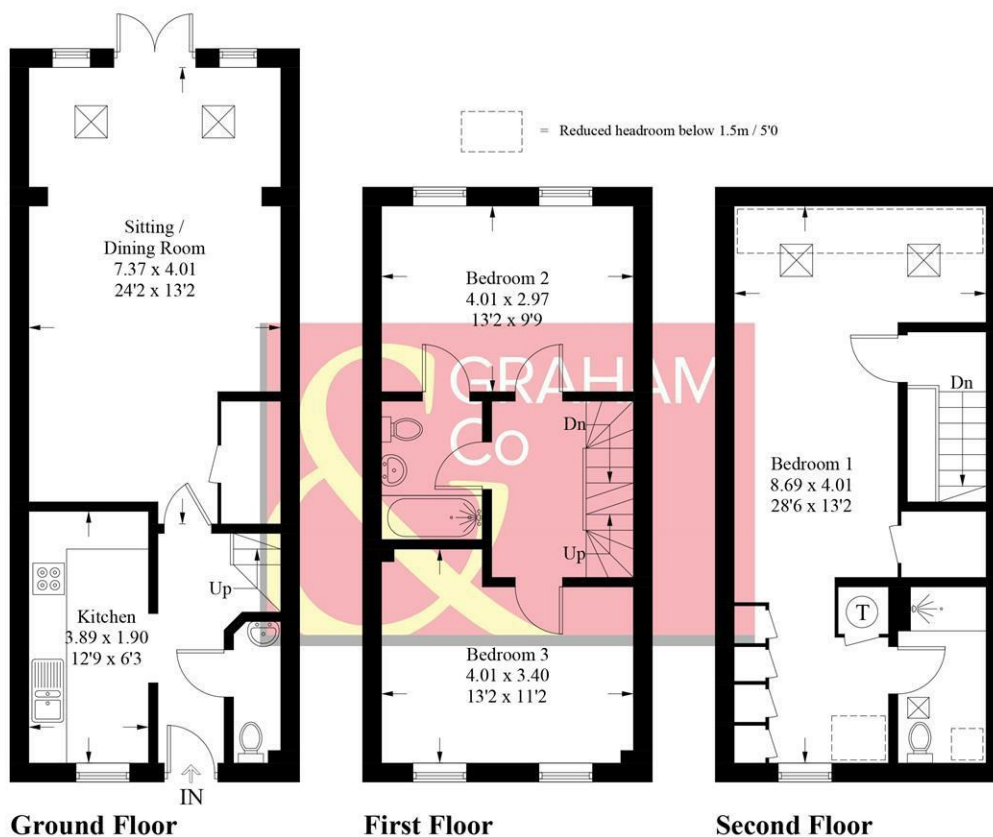


Locksbridge Pk Profile
 Close enough to be convenient, yet just far enough into the countryside to be away from the hustle and bustle, Locksbridge Park is a well-planned and designed new development built by Messer's David Wilson and Barratt homes. Just over a mile to the East of Andover is where you will find this development. The house is within five minutes walking distance of a local convenience store, playground and local tennis courts. Also within Picket Piece village is a local Post Office and the newly renovated Village Hall which are also a short walk away. Also close by is Finkley Down Farm Nursey and pre school and Wyke Down Public House. There is a local bus service that regularly goes to the town center and Andover train station, with trains running directly to London Waterloo, in just over an hour. The property is also well connected via the A303 to Winchester; Basingstoke, Newbury and Salisbury. 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.



Adams Road, SP11

Approximate Gross Internal Area = 115.3 sq m / 1241 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 (ID1175074)

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(81-94) B		
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(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.