



12 Marchmont Close, Picket Piece, Andover, SP11 6ZE
Asking Price £550,000



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PROPERTY DESCRIPTION BY Mr Nick King

This stunning family home, built by "David Wilson Homes" is offered to the market in immaculate condition throughout.

The layout of this home is perfect for family living, boasting a welcoming entrance hall, living room, dining room, open plan kitchen / dining / family room, utility room, home office and downstairs cloakroom.

To the first floor the bedrooms are all accessed via the galleried landing and all will comfortably accommodate double beds. The master bedroom benefits from ensuite facilities, with both that and the family bathroom further benefitting from baths and separate double shower enclosures. The private rear garden offers a low maintenance space, with side access, and direct access to the garage. There is also driveway parking for two vehicles.





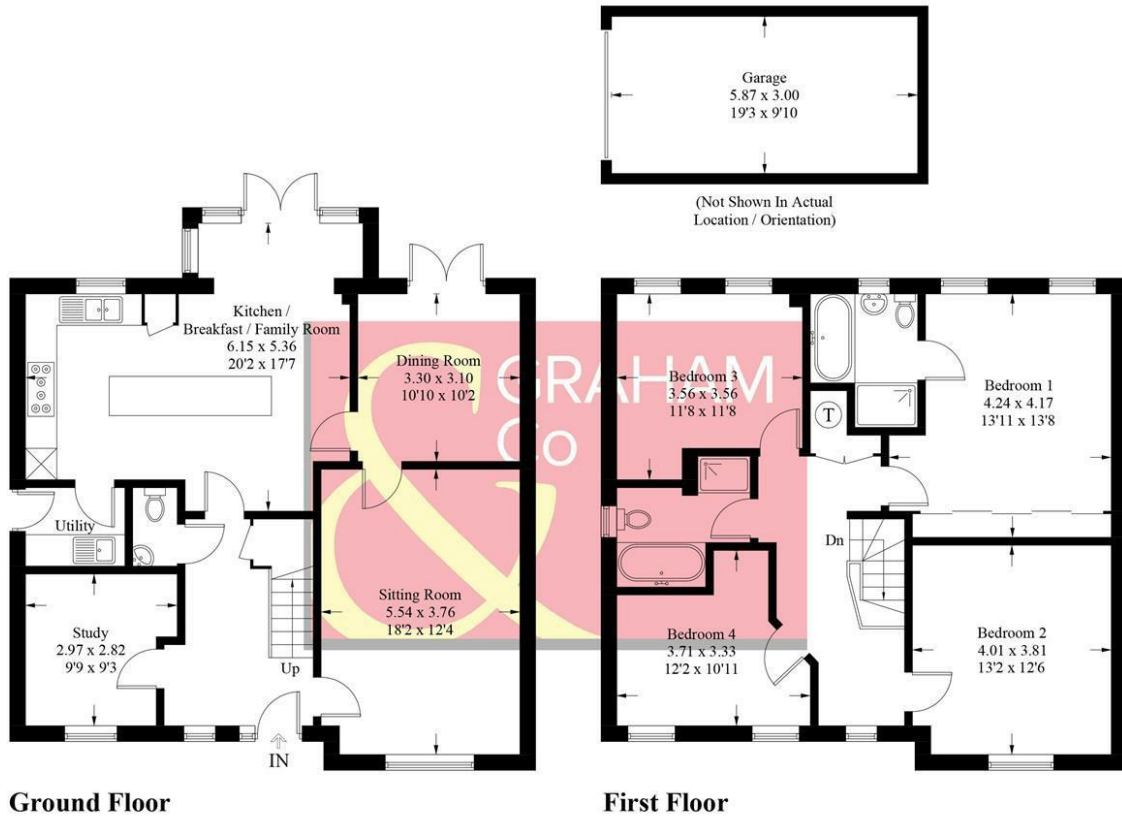
Locksbridge Pk Profile

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.



Marchmont Close, SP11

Approximate Gross Internal Area = 164.7 sq m / 1773 sq ft
 Garage = 17.5 sq m / 188 sq ft
 Total = 182.2 sq m / 1961 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 (ID1192750)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	85	
(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: F



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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.