



175 Picket Twenty Way, Andover, SP11 6UG
Guide Price £325,000



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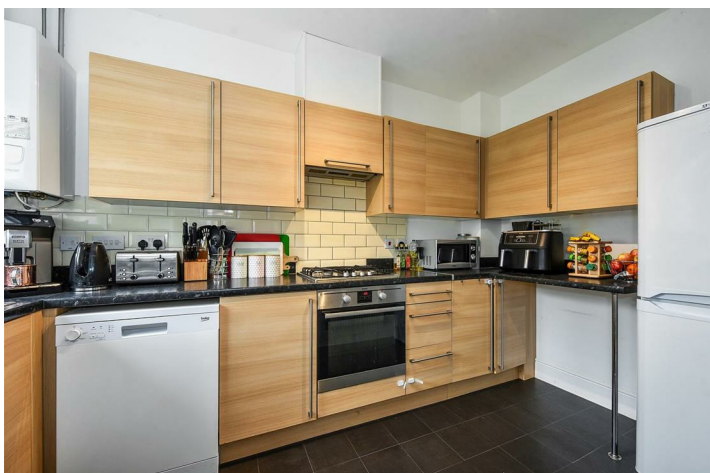
PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled in the desirable area of Picket Twenty Way, Andover, this charming three-bedroom townhouse offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient downstairs WC, ideal for guests. The heart of the home is the spacious lounge/diner, which features doors that open directly into the rear garden, creating a seamless connection between indoor and outdoor spaces—perfect for entertaining or enjoying a quiet evening.

The well-appointed kitchen provides ample space for culinary pursuits, making it a delightful area for family meals. The first floor boasts two generously sized double bedrooms, accompanied by a family bathroom that caters to the needs of the household. Ascending to the top floor, you will find the master bedroom, complete with built-in wardrobes and an en suite bathroom, offering a private retreat for relaxation.

Outside, the property features a lovely rear garden, providing a tranquil space for outdoor activities or simply unwinding in the fresh air. Additionally, the townhouse benefits from parking for two vehicles and a garage, ensuring convenience for residents and visitors alike.

This property is an excellent opportunity for families or professionals seeking a modern home in a friendly community. With its thoughtful layout and desirable amenities, this townhouse is sure to impress. Don't miss the chance to make this delightful property your new home.





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.

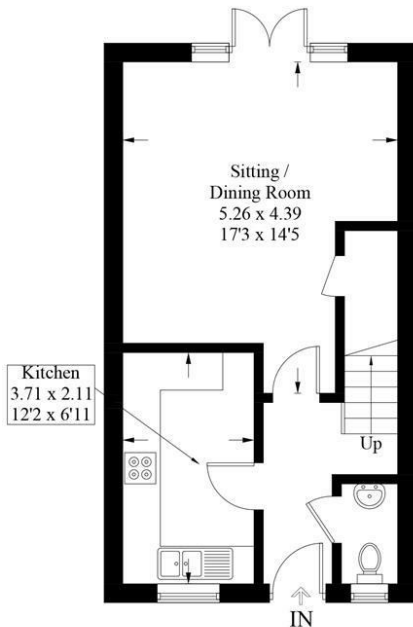


Picket Twenty Way, SP11

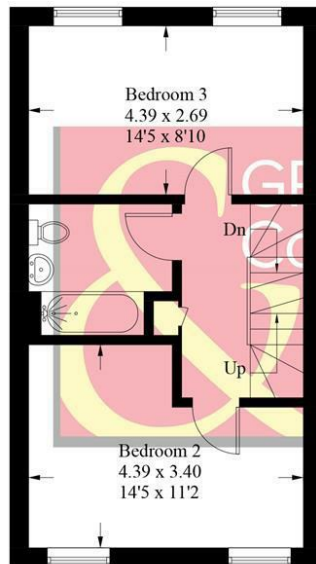
Approximate Gross Internal Area = 104.3 sq m / 1123 sq ft
Garage = 17.5 sq m / 188 sq ft
Total = 121.8 sq m / 1311 sq ft



[Dashed line] = Reduced head height below 1.5m



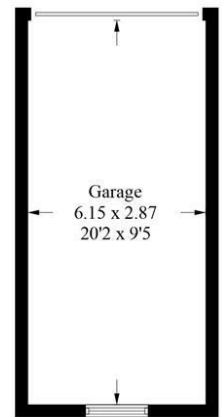
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

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 (ID1201303)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		90
(81-94) B	80	
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(1-30) 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.