



118 Picket Twenty Way, Andover, SP11 6TH
Guide Price £210,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled in the desirable area of Picket Twenty Way, Andover, this charming two-bedroom house offers a perfect blend of modern living and comfort. Built in 2014, the property spans an impressive 752 square feet and has been newly decorated and re-carpeted throughout, ensuring a fresh and inviting atmosphere for its new occupants.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious open-plan lounge and kitchen diner, ideal for both relaxation and entertaining. The kitchen is fully fitted with modern appliances, making it a delight for any home cook. The property boasts two generously sized double bedrooms, with the master bedroom featuring an en suite bathroom for added convenience. A well-appointed family bathroom serves the second bedroom and guests alike.

This house is part of a small block of just six flats, providing a sense of community while maintaining privacy. Outside, you will find a garage and a designated parking space, accommodating up to two vehicles, which is a rare find in this area.

With its contemporary design and prime location, this property is perfect for first-time buyers, small families, or those looking to downsize. The surrounding area offers a range of local amenities, parks, and excellent transport links, making it an ideal choice for modern living. Don't miss the opportunity to make this delightful house your new home.



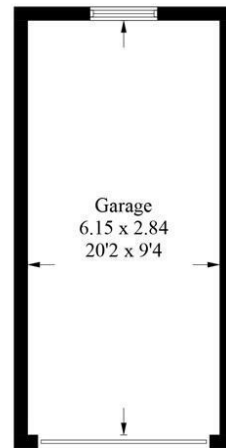
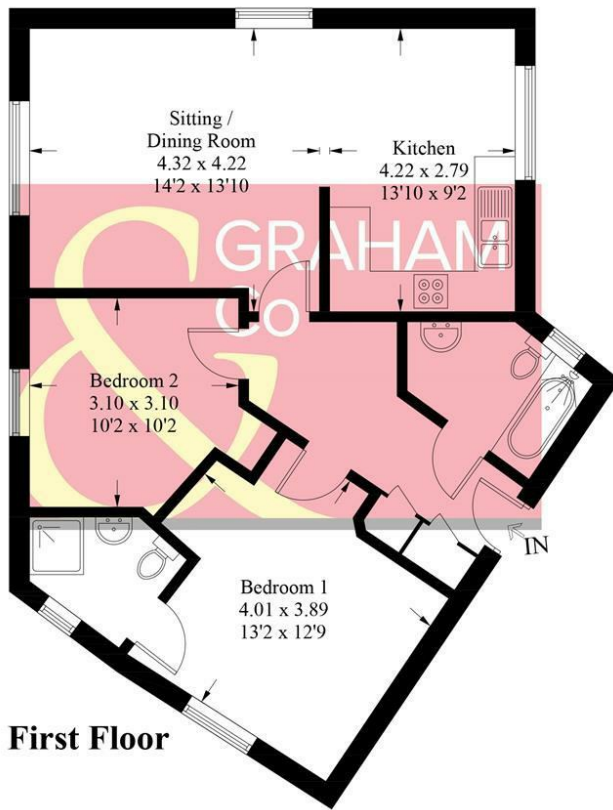


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there 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 = 69.9 sq m / 752 sq ft
Garage = 17.5 sq m / 188 sq ft
Total = 87.4 sq m / 940 sq ft



(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 (ID1204576)

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	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-94) B	84	84
(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: B



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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.