



205 Halter Way, Andover, SP11 6BF
Asking Price £282,500



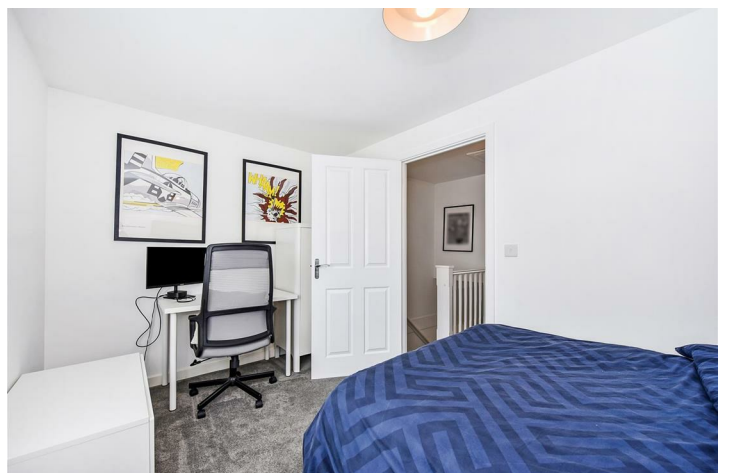
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PROPERTY DESCRIPTION BY Miss Molly Scruton

The home welcomes you into a sitting room filled with natural light, perfect for relaxing or entertaining guests. To the rear, the modern kitchen/dining room provides a practical and stylish space for everyday living, with direct access to the garden. A convenient downstairs cloakroom/WC adds to the functionality of the ground floor.

Upstairs, you'll find two well-proportioned bedrooms and a contemporary family bathroom. The layout is ideal for a small family, a couple, or for those needing a guest room or home office.

The rear garden is primarily laid to lawn and features a patio area, perfect for outdoor dining or relaxing. The property also benefits from off-road parking for 2 spaces to the rear, providing secure and easy access.



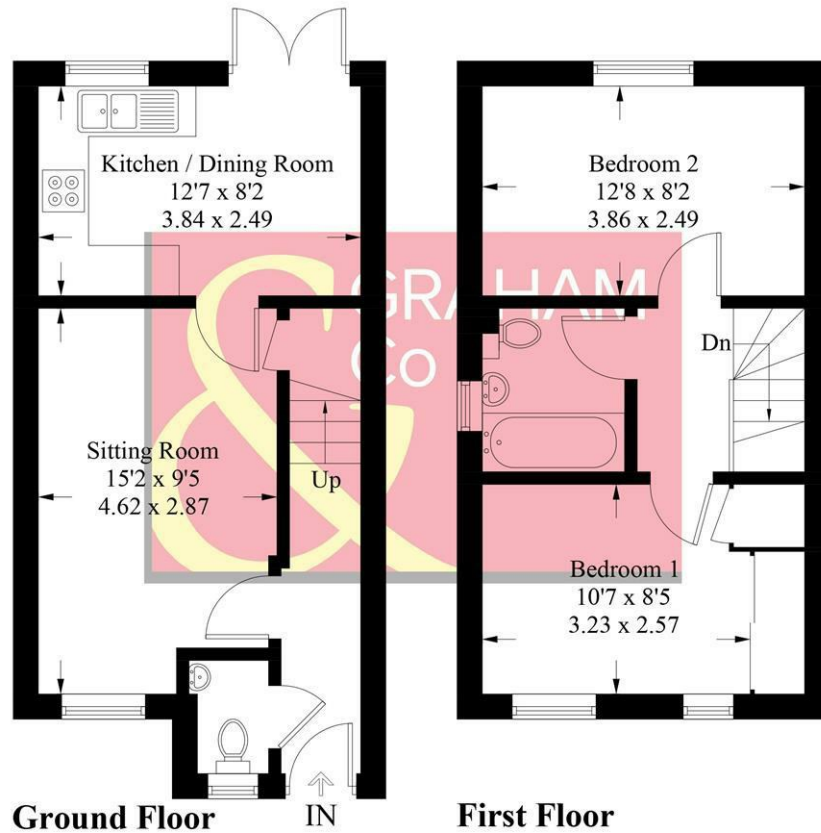


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there 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.



Halter Way, SP11

Approximate Gross Internal Area = 58.0 sq m / 624 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 (ID1205244)

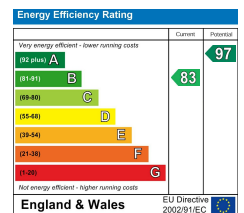
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