



14 Lapstone Crescent, Picket Piece, Andover, SP11 6WG
Asking Price £280,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

This attractive modern terraced home is beautifully presented throughout and offers stylish, comfortable living in a quiet and well-connected location.

The ground floor features a welcoming entrance hall with a convenient cloakroom, leading into a bright open-plan living, dining and kitchen space. Tastefully decorated in neutral tones, this area feels spacious and inviting, with plenty of natural light and a seamless flow ideal for both relaxing and entertaining. The contemporary kitchen includes modern units and integrated appliances, complementing the home's fresh, modern finish.

Upstairs, there are two generous double bedrooms, both finished to a high standard with stylish décor and ample storage. The modern family bathroom features a quality white suite with sleek fittings and a clean, contemporary look.

Outside, the private rear garden offers a lovely retreat with a patio area, low-maintenance borders and a useful shed. A versatile summer house provides extra space for a home office, studio or relaxation area.

Further benefits include gas central heating, double glazing and allocated parking. The property is situated close to local amenities, schools and excellent transport links, making it an ideal choice for first-time buyers, professionals or downsizers.





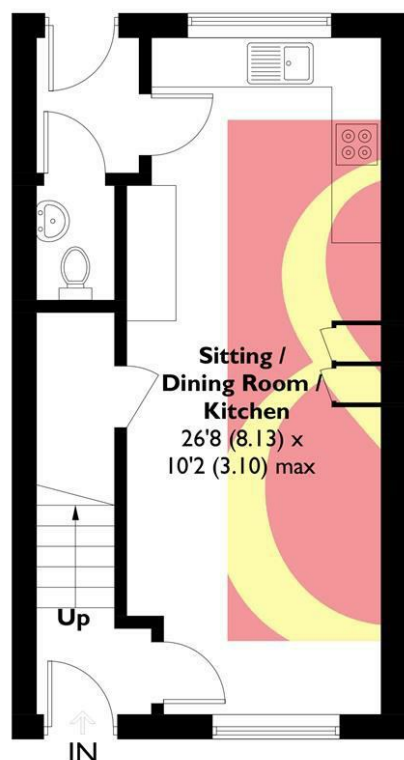
Locksbridge Park

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.

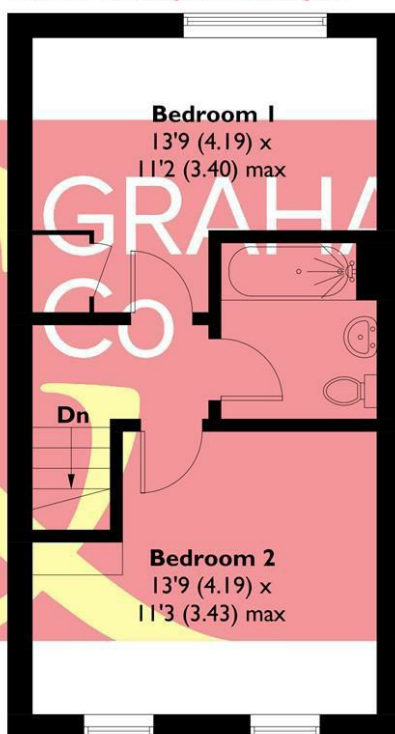




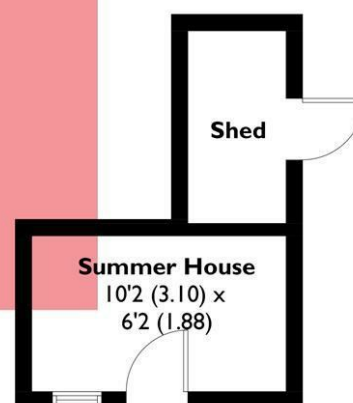
APPROXIMATE GROSS INTERNAL AREA = 748 SQ FT / 69.5 SQ M
OUTBUILDING = 63 SQ FT / 5.9 SQ M
(EXCLUDING SHED)
TOTAL = 811 SQ FT / 75.4 SQ M



GROUND FLOOR
376 SQ FT / 34.9 SQ M



FIRST FLOOR
372 SQ FT / 34.6 SQ M



**(Not Shown In Actual
 Location / Orientation)**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1254995)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C	79	84
(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: C



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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.

