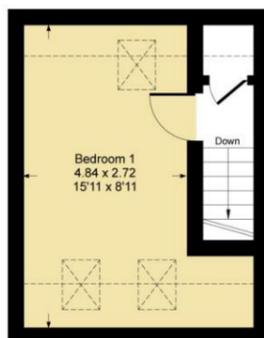


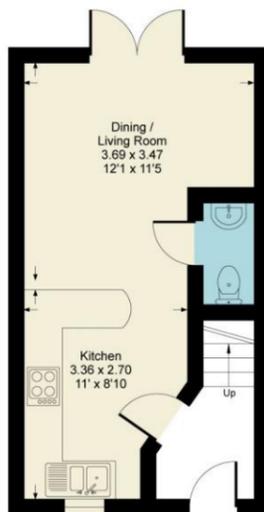
Reduced headroom

Jockey Way, SP11

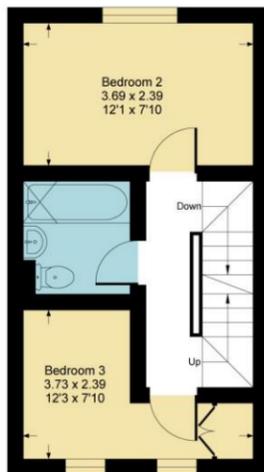
Approximate Gross Internal Area = 64.9 sq m / 699 sq ft
(excludes restricted head height)



Second Floor



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
Produced for Austin Hawk Ltd



Jockey Way, Andover

Guide Price £320,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- Entrance Hallway
- Cloakroom
- Family Bathroom
- Allocated Parking
- Close to Amenities

- Living/Kitchen/Dining Room
- Three Bedrooms
- Landscaped Rear Garden
- EV Charging Point
- Proximity to Open Countryside

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



Enhanced and very well maintained, this 2020 constructed semi-detached town house offers the potential for the first step onto the property ladder or maybe that first family home. Located in an elevated position near the edge of the popular Picket Twenty development, the property enjoys views over open greenspace to the front and Harewood Forest beyond. Immaculately presented throughout, the accommodation, arranged over three floors, comprises a ground floor with an entrance hallway, an open-plan living/kitchen/dining room and a cloakroom. The first floor provides two bedrooms and a family bathroom, whilst the second floor is home to a light and airy, dual-aspect master bedroom. Outside, the property benefits from allocated parking for two vehicles and an EV charging point directly at the front of the property, whilst to the rear is a landscaped garden with a raised, decked seating area.

Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour, whilst the nearby A303 offers good road access to both London and the West Country. Jockey Way runs through the northern phase of the Picket Twenty development, linking Halter Way with Picket Twenty Way and borders Harewood Forest with access to public footpaths nearby. Picket Twenty itself has a range of amenities, which include Pilgrims Cross Primary school, Busy Bees' Day nursery, a community hall, a Co-Op store and an urban park and extensive sports pitches. Picket Twenty is on a regular bus route both to and from Andover's town centre.

The property is Freehold. Mains drainage, water, gas and electricity are connected. Gas central heating to radiators. An annual estate management fee may apply.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

