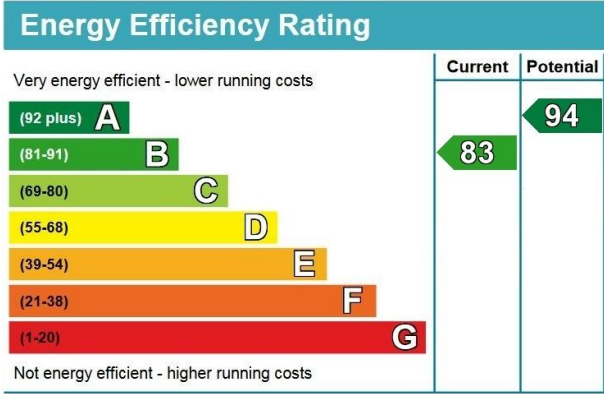


Heathcote Road, SP11

Approximate Gross Internal Area = 126.7 sq m / 1364 sq ft (includes garage)



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



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.



Heathcote Road, Picket Piece

Guide Price £339,950 Freehold

- Hallway
 - Cloakroom
 - Master Bedroom Suite
 - Bathroom & Shower Room
 - Garage/Utility Room
- Kitchen/Breakfast Room
 - Sitting Room
 - 2 Further Bedrooms
 - Driveway Parking
 - Enclosed Garden



DESCRIPTION: Built in 2018 and offered for sale with the remainder of a 10 year NHBC, this town house is located on the popular Locksbridge Park in Picket Piece. The well presented accommodation is arranged on three floors and comprises hallway, cloakroom, kitchen with a glazed breakfast area and integral appliances, a sitting room, first floor bedroom and shower room, whilst on the top floor there is a master bedroom with ensuite shower room, a further bedroom and bathroom. To the front there is driveway parking leading to a garage/utility room and gated access to an enclosed garden to the rear with a seating area.

LOCATION: Heathcote Road can be found in the heart of the Locksbridge Park development within Picket Piece to the east of Andover and benefits from a convenience store. The Picket Piece Commercial Centre offers a post office and a convenience store can be found in the heart of the Picket Piece development on Locksbridge Road. Various community events take place at the Village Hall and The Wyke Down Country Pub and Restaurant is a short distance away as is the popular Finkley Down Farm Park. Locksbridge Road is also on a bus route providing access to and from Andover's town centre.

ACCOMMODATION: Canopy porch with front door into:

HALLWAY: Stairs to first floor with understairs cupboard, further cupboard, door to garage and doors to:

CLOAKROOM: WC and wash hand basin.

KITCHEN/BREAKFAST ROOM: Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Integral dishwasher, fridge/freezer and cupboard with wall mounted boiler. Glazed box bay breakfast area with French doors to the garden.

FIRST FLOOR LANDING: Stairs to second floor and doors to:

SITTING ROOM: Windows to rear and feature panelled wall.

BEDROOM 2: Good sized room with windows to front and feature panelled wall.

SHOWER ROOM: Double shower cubicle, wash hand basin, WC and heated towel rail.

SECOND FLOOR LANDING:
Airing cupboard with hot water tank, further storage cupboard and doors to:

MASTER BEDROOM: Velux windows to rear and door to:

ENSUITE SHOWER ROOM: Window to side. Double shower cubicle, wash hand basin, WC and heated towel rail.

BEDROOM 3: Dormer window to front.

BATHROOM: Dormer window to front. Panelled bath, wash hand basin, WC and heated towel rail.

OUTSIDE: To the front there is driveway parking with access to the garage, a path to the front door and gated side access to the rear garden.

GARAGE: Up and over door, power, light and utility area to the rear with space and plumbing for a washing machine and tumble drier.

REAR GARDEN: Fully enclosed garden with a patio area adjacent to the house with an outside tap. The remainder is laid to lawn with a raised bed to the rear.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there is an estate charge (currently approx £200 p/a).

