



121 Quicksilver Way, Andover, SP11 6TW
Guide Price £240,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Graham & Co offer to the market this wonderful two bedroom house situated on Picket Twenty. The property has its own parking, cloakroom, kitchen, lounge diner, two double bedrooms with the master bedroom having an en suite, two further bathrooms, and a southerly facing landscaped rear garden. The property has two allocated parking spaces and is just a stones throw from the community field.

This property is offered to the market under the discount market unit scheme at 80%. This scheme comes with certain requirements, to find out more please get in touch with the office.



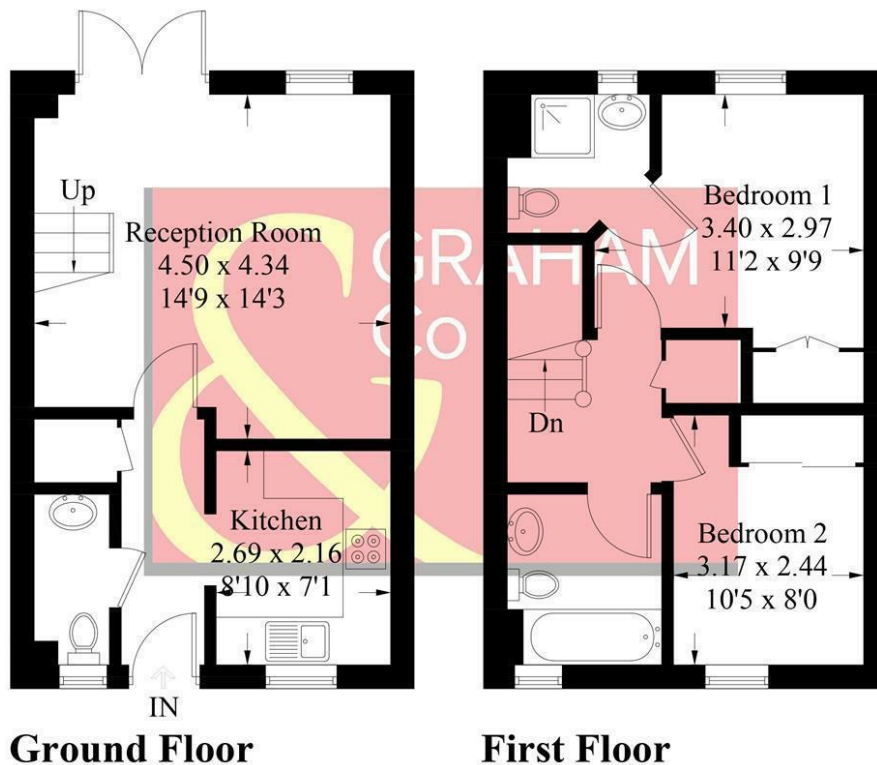


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there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



Quicksilver Way, Andover, SP11

Approximate Gross Internal Area = 65.2 sq m / 702 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 (ID570954)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A			
(81-91) B			
(69-80) C		79	83
(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.