



40 Stalls Road, Andover, SP11 6TF
Asking Price £340,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market, with no onward chain, this beautifully presented three-bedroom semi-detached former show home, situated within the highly sought-after Picket Twenty development.

Offering an excellent balance of style, comfort and practicality, this attractive home benefits from a number of upgraded specifications associated with its original show home status and has been exceptionally well maintained throughout.

The accommodation comprises a welcoming entrance hall, a modern fitted kitchen with dining area, a spacious sitting room overlooking the rear garden, three well-proportioned bedrooms, an en-suite shower room to the principal bedroom and a contemporary family bathroom.

Particular attention should be drawn to the beautifully landscaped south-facing rear garden, which has been thoughtfully designed to create a private and attractive outdoor entertaining space, ideal for both relaxing and dining al fresco. The property further benefits from two private parking spaces located directly to the front of the house.

Occupying a pleasant position within this popular development, the property is ideally placed for access to local amenities, highly regarded schools, open green spaces and the extensive recreational facilities that Picket Twenty has to offer, whilst also providing excellent access to the A303 and Andover town centre.

This property represents an excellent opportunity for first-time buyers, professional couples, families or downsizers seeking a turnkey home in one of Andover's most desirable modern developments.

The seller has commenced the acquisition of the freehold interest, which is expected to complete in conjunction with the sale of the property. Subject to completion of the process, the purchaser is anticipated to acquire the property with freehold title.

Early viewing is highly recommended.



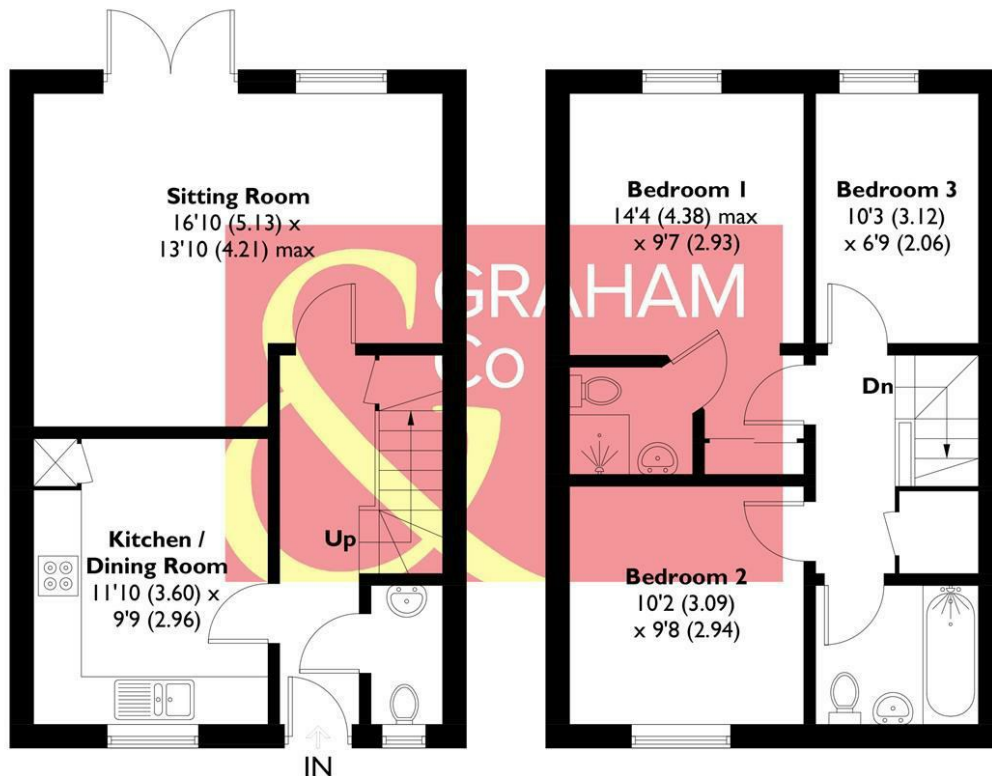


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there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





APPROXIMATE GROSS INTERNAL AREA = 884 SQ FT / 82.2 SQ M



GROUND FLOOR
444 SQ FT / 41.3 SQ M

FIRST FLOOR
440 SQ FT / 40.9 SQ M

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 (ID1313137)

Produced for Graham & Co

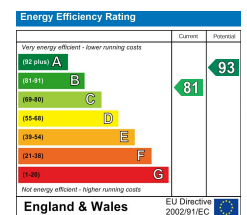
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

