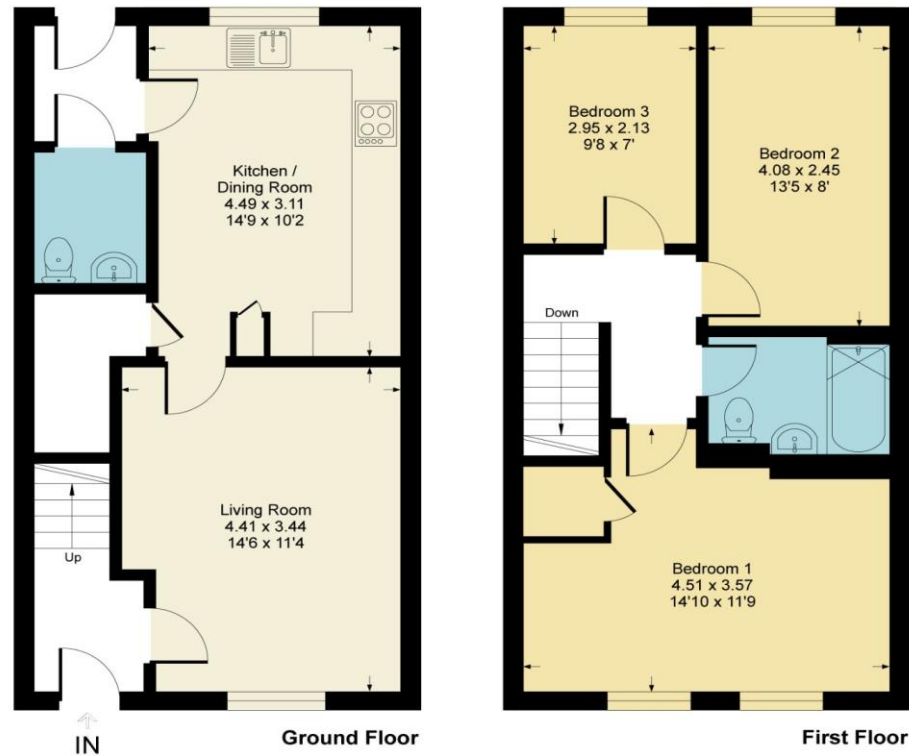


**Locksbridge Road, SP11**  
 Approximate Gross Internal Area = 81.7 sq m / 880 sq ft

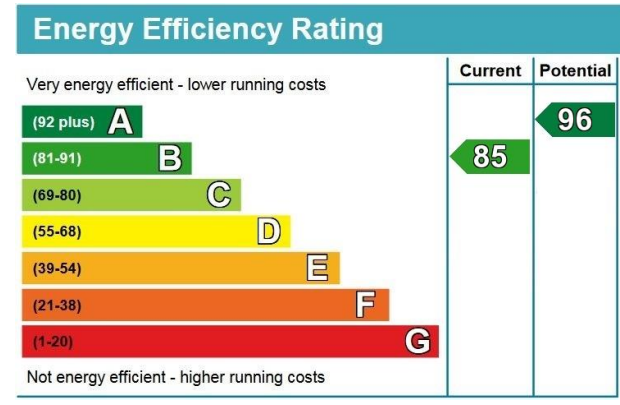


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



**Locksbridge Road, Picket Piece**

**Guide Price £328,000 Freehold**



- Hallway
- Kitchen/Diner
- Family Bathroom
- Allocated Parking
- Living Room
- Three Bedrooms
- Landscaped Garden
- Close to amenities

**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.

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**DESCRIPTION:**

Offered for sale is this beautifully presented and immaculate three-bedroom residence, ideally positioned in the heart of the highly sought-after Locksbridge Park. The property enjoys convenient access to a local shop and a range of nearby amenities. The well-proportioned accommodation comprises a welcoming living room, a stylish kitchen/dining room, cloakroom, three generous bedrooms, and a contemporary family bathroom. Further benefits include a thoughtfully landscaped rear garden and allocated parking.

**LOCATION:**

Locksbridge 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:**

Front door into:

**HALLWAY:**

Stairs to first floor and door to:

**LIVING ROOM:**

Window to front. Decorative TV wall panelling.

**KITCHEN/DINER:**

Window to the rear. A range of modern eye and base level cupboards and drawers with worktop over. Inset composite sink & drainer. Inset gas hob with tiled splashback, extractor over and oven below. Space & plumbing for a washing machine, dishwasher and fridge freezer. Cupboard housing wall mounted boiler. Door to:

**CLOAKROOM:**

Wash hand basin, W/C and heated towel radiator.

**LANDING:**

Loft access and doors to:

**BEDROOM ONE:**

Window to the front. Built in wardrobes.

**BEDROOM TWO:**

Window to the rear.

**BEDROOM THREE:**

Window to the rear.

**FAMILY BATHROOM:**

Recently refurbished, the bathroom features a panelled bath with a glass shower screen, fixed and handheld shower heads, a heated towel radiator, an elegant vanity sink unit, and a wall-mounted demisting mirror, creating a sleek and contemporary finish.

**REAR GARDEN:**

The fully enclosed, low-maintenance landscaped garden features a patio area immediately adjacent to the property, leading to artificial lawn and a further patio. To the rear, steps provide access to a rear gate leading directly to the parking area.

**OUTSIDE:**

Path leading to front door with canopy porch over the front door.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. And estate 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.

