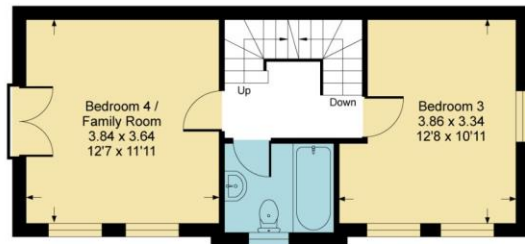


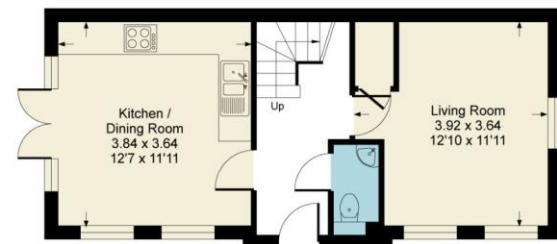
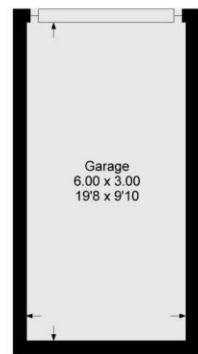
**Locksbridge Road, SP11**  
 Approximate Gross Internal Area = 106.8 sq m / 1149 sq ft  
 Approximate Garage Internal Area = 17.9 sq m / 193 sq ft  
 Approximate Total Internal Area = 124.7 sq m / 1342 sq ft



Second Floor



First Floor



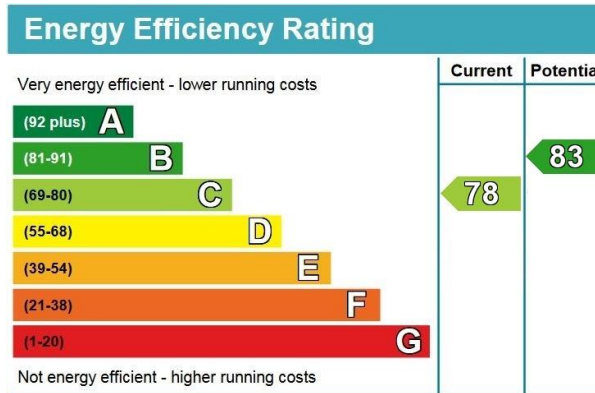
Ground Floor

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



**Locksbridge Road, Picket Piece**

**Guide Price £385,000 Freehold**



- Hallway
- Dining Room
- Master Bedroom Suite
- Living Room/Bedroom
- Garage & Parking

- Cloakroom
- Kitchen/Dining Room
- 2 Further Bedrooms
- Bathroom
- Enclosed Garden

**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.



**DESCRIPTION:** This attractive three-storey townhouse is situated in the sought-after Locksbridge Park, within the village of Picket Piece, offering convenient access to a range of local amenities. The well-planned accommodation begins with an entrance hallway featuring stairs to the first floor, leading to a spacious dining room, a modern kitchen/dining room, and a cloakroom. The first floor provides a versatile living room or additional bedroom, a further double bedroom, and a family bathroom. On the second floor, the principal bedroom benefits from an en-suite shower room, alongside another generously sized double bedroom. Externally, the property enjoys an enclosed rear garden, as well as a garage and an additional parking space to the front.

**LOCATION:** The Locksbridge Park development within Picket Piece is located 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 and doors to:

**CLOAKROOM:** WC and wash hand basin.

**DINING ROOM:** Double aspect with understairs storage cupboard.

**KITCHEN/DINING ROOM:** Windows to front and French doors to the garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset ceramic hob with extractor over and double oven below. Integral dishwasher, space and plumbing for washing machine and space for fridge/freezer. Cupboard with wall mounted boiler and space for table and chairs.

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

**BEDROOM/LIVING ROOM:** Windows to front and French doors with juliet balcony.

**BEDROOM 3:** Windows to front and side.

**BATHROOM:** Window to front. Panelled bath, wash hand basin and WC.

**SECOND FLOOR:** Airing cupboard with hot water tank and doors to:

**MASTER BEDROOM:** Double aspect with storage cupboard and door to:

**ENSUITE SHOWER ROOM:** Jack and Jill ensuite with double shower cubicle, wash hand basin and WC.

**BEDROOM 2:** Windows to front and side.

**REAR GARDEN:** The rear garden is fully enclosed with a brick wall and fencing with gated access to the front. Mainly paved with two areas of artificial lawn and a rear gate to:

**GARAGE:** Single garage with up and over door and a parking space to the front.

**TENURE & SERVICES:** Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be an additional estate charge.

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.

