

**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.

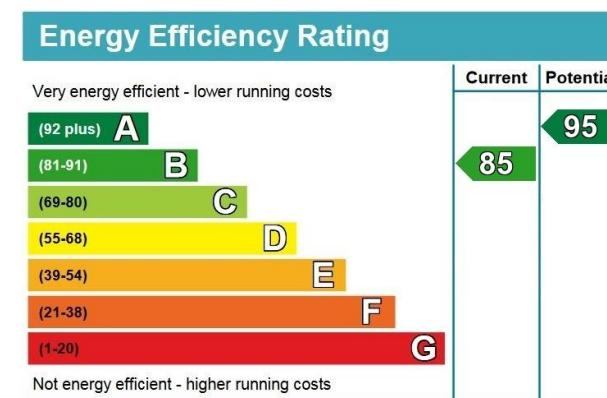
**AH**  
austin hawk  
ESTATE AGENTS

**AH**  
**austinhawk**  
ESTATE AGENTS



**Heathcote Road, Picket Piece**

**Guide Price £340,000 Freehold**



- **Hallway**
- **Cloakroom**
- **Master Bedroom Suite**
- **2 Further Bedrooms**
- **Bathroom & Shower Room**
- **Garage/Utility Room**

- **Kitchen/Breakfast Room**
- **Sitting Room**
- **2 Further Bedrooms**
- **Driveway Parking**
- **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:**

Built in 2018 and offered for sale with the remainder of a 10 year NHBC, this town house is located in the heart of the popular Locksbridge Park in Picket Piece. The contemporary 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 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:**

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 and fridge/freezer. Cupboard with wall mounted boiler and glazed **BREAKFAST AREA** with French doors to the garden.

**FIRST FLOOR LANDING:**

Stairs to second floor and doors to:

**SITTING ROOM:**

Windows to rear.

**BEDROOM 2:**

Windows to front.

**SHOWER ROOM:**

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

**SECOND FLOOR LANDING:**

Airing cupboard with hot water tank and shelving, further storage cupboard, loft access and doors to:

**MASTER BEDROOM:**

Velux windows to rear and door to:

**ENSUITE SHOWER ROOM:**

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 a path to the front door with shrub borders and a driveway offering parking and access to:

**GARAGE:**

Integral garage with up and over door and a door to the hallway. To the rear there is a utility area with shelving, work surfaces and space and plumbing for washing machine

**REAR GARDEN:**

Patio area adjacent to the house leading to an area of lawn. A path leads to the rear access gate.

**TENURE & SERVICES:**

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

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.