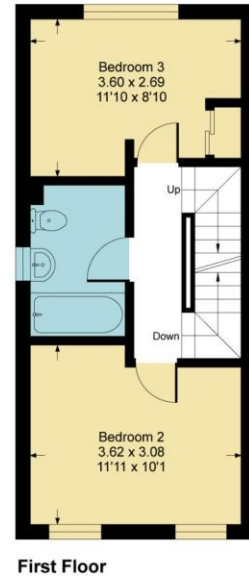
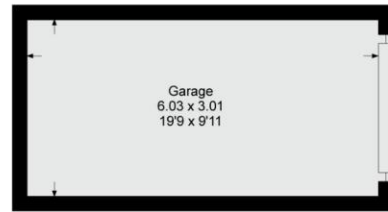




**Picket Twenty Way, SP11**

Approximate Gross Internal Area = 86.6 sq m / 933 sq ft  
 Approximate Garage Internal Area = 18.1 sq m / 195 sq ft  
 Approximate Total Internal Area = 104.7 sq m / 1128 sq ft  
 (excludes restricted head height)

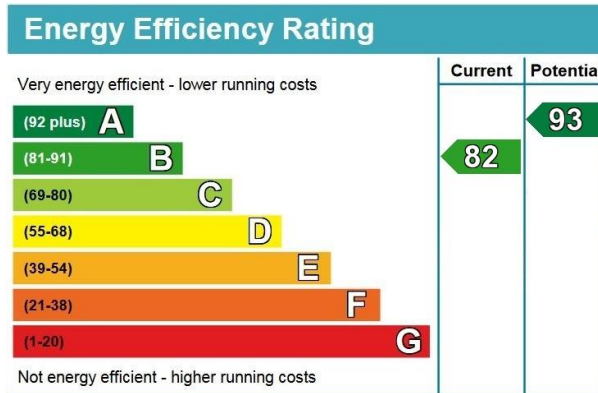


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Picket Twenty Way, Andover**

**Guide Price £320,000 Freehold**



- Entrance Lobby
- Cloakroom
- Master Bedroom
- Bathroom
- Garage

- Living Room
- Kitchen/Breakfast Room
- 2 Further Double Bedrooms
- Parking Space
- Low Maintenance 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.

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**DESCRIPTION:**

Offered for sale with no onward chain, this semi-detached town house is located in the heart of the Picket Twenty development close to local amenities. The accommodation is arranged on three floors and comprises entrance lobby, living room, cloakroom, kitchen/breakfast room, two first floor double bedrooms with a bathroom and a top floor master bedroom with an ensuite shower room. Outside there is a low maintenance garden to the rear with gated access to a garage with a parking space to the front.

**LOCATION:**

The Picket Twenty development borders Harewood Forest with access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Egg Day Nursery, a community hall, a Co-Op store and the Urban Park and sports pitches. Andover itself offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

**ACCOMMODATION:**

Front door into **ENTRANCE LOBBY** with cloaks storage and door to:

**LIVING ROOM:**

Window to front. Media wall with TV recess and contemporary electric fire. Feature panel wall, understairs storage cupboard and door to:

**INNER LOBBY:**

Stairs to first floor and doors to:

**CLOAKROOM:**

WC, wash hand basin and feature panelled wall.

**KITCHEN/BREAKFAST ROOM:**

Window to rear and French doors to garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with oven below. Space and plumbing for washing machine and slimline dishwasher, space for fridge/freezer, cupboard with wall mounted boiler and breakfast bar.

**FIRST FLOOR LANDING:**

Stairs to second floor. Feature panelled wall and doors to:

**BEDROOM 2:**

Windows to front.

**BEDROOM 3:**

Window to rear and fitted wardrobe cupboard with mirror sliding doors.

**BATHROOM:**

Window to side. Panelled bath, wash hand basin and WC.

**SECOND FLOOR MASTER BEDROOM:**

Window to front. Walk-in wardrobe with eaves space and door to:

**ENSUITE SHOWER ROOM:**

Velux window to rear. Shower cubicle, wash hand basin, WC and fitted recess shelving.

**REAR GARDEN:**

The low maintenance rear garden is enclosed by a brick wall and fencing. Patio area adjacent to the house with an outside tap and steps up to a decked seating area and gravelled area with retaining sleepers. There is a wood chipped area to the rear with gated access to the **GARAGE** and parking space to the front.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. gas central heating to radiators. Estate charge is £216 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.

