GRAHAM & Co

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2 Chaplin Way, Picket Piece, Andover, SP11 6XE
Asking Price £103,500

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PROPERTY DESCRIPTION BY Mr Nick King

Property sold at 30% share, with monthly rent ..... Simultaneous Staircasing & Sale to 100% also available.

Graham & Co are delighted to offer to the market this three bedroom house in Locksbridge Park.
The property comprises of entrance hall with downstairs cloakroom with WC, living room, open plan kitchen/dining room, with French doors opening into the garden.
To the first floor, there are three bedrooms and a family bathroom.
Outside the property has a low maintenance garden, with a patio area, artificial lawn and shed. To the rear of the garden there are two allocated parking spaces.

Locksbridge Pk Profile
Close enough to the town to be convenient, yet just far enough into the countryside to be away from the hustle and bustle, Locksbridge Park is a well-planned and designed new development built by Messer's David Wilson and Barratt homes. Just over a mile to the East of Andover is where you will find this development including a good mixture of property, ideally located close to the bustling town of Andover. Andover has enjoyed something of a renaissance in recent years four hundred years after its stagecoach origins, it is far from being just a commuter town. Andover is now considered by many to be a destination in its own right. The town now benefits from an eclectic mix of old-world charm and modern shopping convenience, as well as beautiful tea rooms and pubs, some dating back more than nine hundred years, supermarkets, craft galleries and interior design stores, which all border the breath-taking countryside of the Test Valley - 250 square miles of easily accessible natural beauty, which includes the world-renowned River Test. 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 = 1054 SQ FT / 98.0 SQ M

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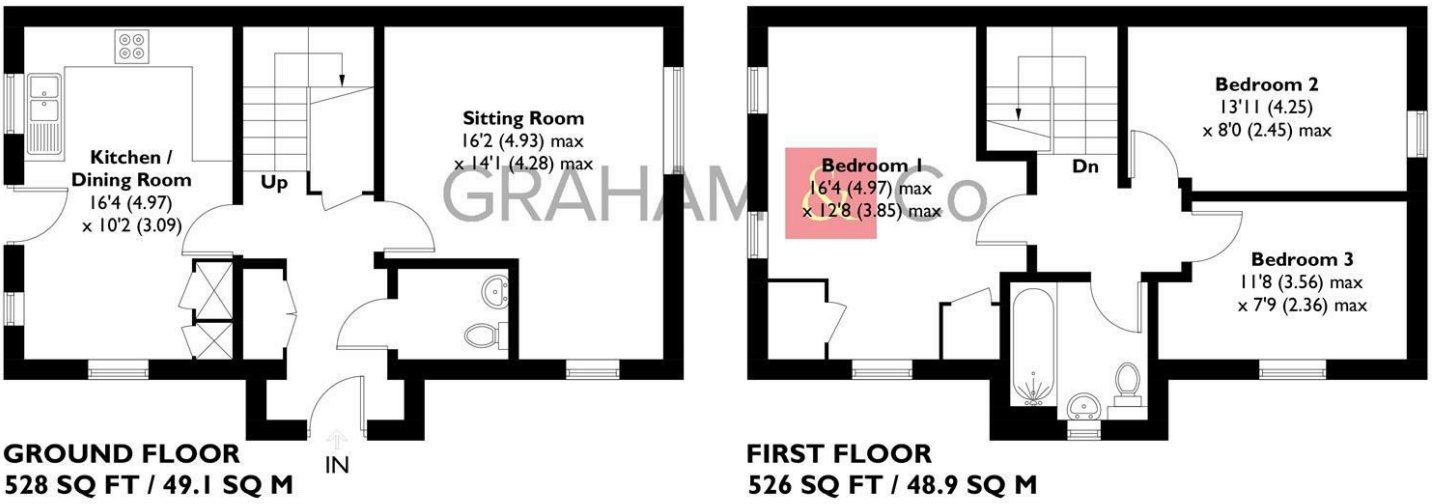

GROUND FLOOR
528 SQ FT / 49.1 SQ M

FIRST FLOOR
526 SQ FT / 48.9 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 (ID1345258)
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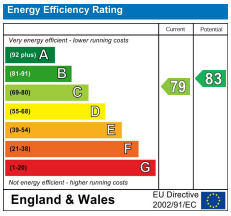

Tax Band: D

OPEN 7 DAYS

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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.