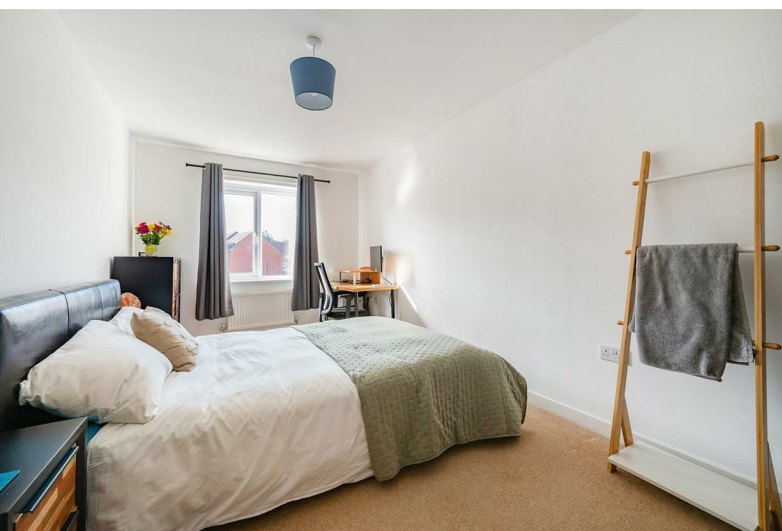




70 Locksbridge Road, Picket Piece, Andover, SP11 6WJ
Guide Price £205,000



70 Locksbridge Road, Picket Piece Andover, Guide Price £205,000

PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled in the charming area of Picket Piece, Andover, this delightful top floor apartment on Locksbridge Road offers a perfect blend of comfort and modern living. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a serene retreat.

Upon entering, you are welcomed by an inviting entrance hall that leads to an open plan lounge and kitchen diner, creating a warm and sociable atmosphere. The well-designed layout ensures that the living space is both functional and stylish, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is equipped to meet all your culinary needs, making it a joy to prepare meals.

The family bathroom is conveniently located, providing a relaxing space to unwind after a long day. One of the standout features of this apartment is the lovely balcony, where you can enjoy your morning coffee or evening drinks while taking in the views of the surrounding area.

For those with vehicles, the property offers allocated parking, ensuring that you will never have to worry about finding a space. The location is also well-connected, making it easy to access local amenities and transport links.

This apartment is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible part of Andover. With its modern features and inviting atmosphere, it is sure to impress. Don't miss the chance to make this lovely apartment your new home.





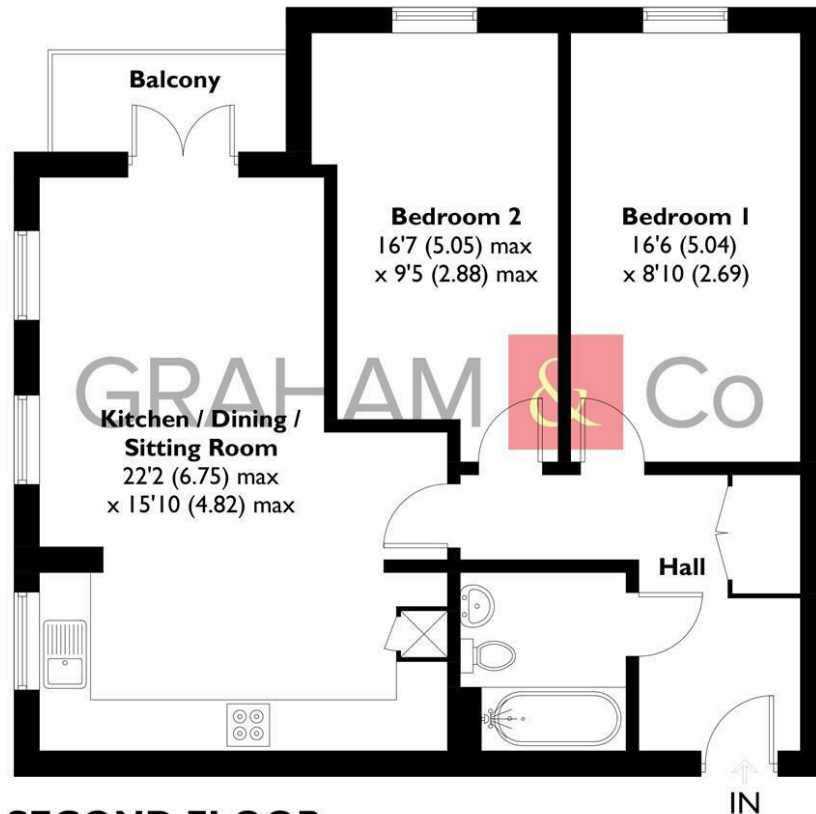
Locksbridge Park

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 = 759 SQ FT / 70.5 SQ M

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SECOND FLOOR

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 (ID1330231)

Produced for Graham & Co

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	Current	Potential
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(81-94) B	84	84
(69-80) C		
(55-68) D		
(43-54) E		
(29-42) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: B



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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.