

Marchment Close, Andover SP11  
 Approximate Gross Internal Floor Area = 68.6 sq m / 739 sq ft  
 Approximate Garage Internal Floor Area = 18.0 sq m / 194 sq ft  
 Approximate Total Internal Floor Area = 86.6 sq m / 933 sq ft

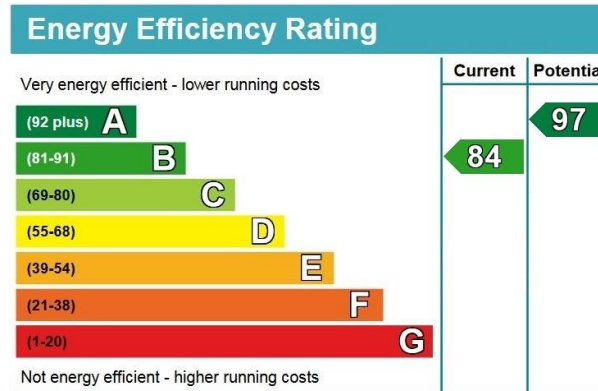


This floor is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, window and rooms is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



**Marchment Close, Picket Piece**

**Guide Price £350,000 Freehold**



- Hallway
- Kitchen
- 3 Bedrooms
- Garage & Parking
- Cloakroom
- Living/Dining Room
- 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.

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**DESCRIPTION:**

Built in 2019 and offered for sale with the remainder of a 10 year NHBC, this semi-detached house is located in the heart of the Locksbridge Park development close to a local shop. The accommodation comprises hallway with stairs to the first floor, a cloakroom, contemporary kitchen with fitted appliances, a living/dining room with French doors to the garden, three bedrooms and a bathroom. Outside there is a partly walled rear garden with gated access to a garage and parking space.

**LOCATION:**

Marchmont Close is ideally situated in the heart of the Locksbridge Park development in Picket Piece, just east of Andover. Local amenities include a post office at the Picket Piece Commercial Centre and a convenience store located on Locksbridge Road within the development. The Village Hall hosts a variety of community events throughout the year, while the well-regarded Wyke Down Country Pub & Restaurant and the popular Finkley Down Farm Park are both nearby. Locksbridge Road is served by a regular bus route, providing convenient links to and from Andover town centre.

**ACCOMMODATION:**

Front door into:

**HALLWAY:**

Stairs to first floor and doors to:

**CLOAKROOM:**

Window to side. WC and wash hand basin.

**KITCHEN:**

Window to front. Contemporary 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. Integral dishwasher, washing machine and dishwasher. Cupboard with wall mounted boiler.

**LIVING/DINING ROOM:**

French doors to rear garden and understairs storage cupboard.

**FIRST FLOOR LANDING:**

Window to side. Two storage cupboards, loft access and doors to:

**BEDROOM 1:**

Window to rear.

**BEDROOM 2:**

Window to front.

**BEDROOM 3:**

Window to rear.

**BATHROOM:**

Window to front. Panelled bath with shower over, wash hand basin, WC and heated towel rail.

**OUTSIDE:**

To the front there is an area of shrubs and a path to the front door.

**REAR GARDEN:**

Partly walled garden with a patio area adjacent to the house with an outside tap. The remainder is newly laid lawn with a path to the rear where a gate gives access to a parking space and **GARAGE** with power and light.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. The estate charge is £250 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.

