GRAHAM & Co

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340 Picket Twenty Way, Andover, SP11 6UH

Guide Price £250,000

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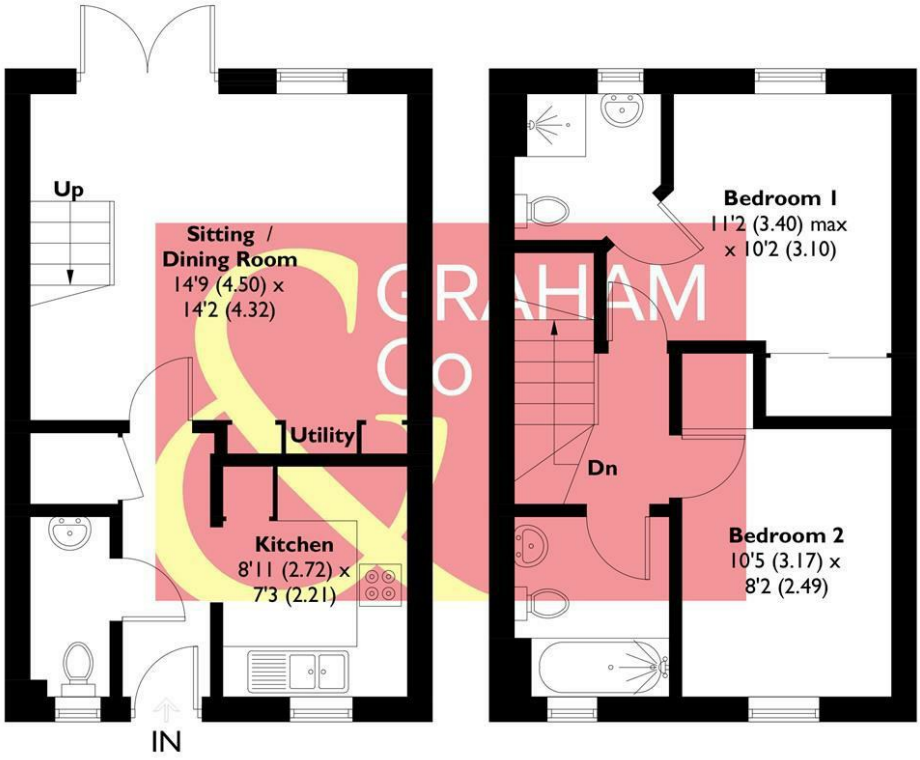
PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co offer to the market this beautifully presented two bedroom semi detached home positioned privately at the end of a cul de sac and situated on Picket Twenty.
The accommodation comprises a hallway, cloakroom, kitchen, living room, two double bedrooms, an en suite shower room and a further bathroom. The rear garden is mostly laid to lawn with a patio area ideal for alfresco dining and entertaining and a shed for storage. Secure side access leads to the front of the property where there is side by side parking for two vehicles. This property is offered to the market under the discount market unit scheme at 80%.

Agents Note: Under the terms of Section 21 of the 1979 Estate Agents Act, the agents declare an interest in this property.

Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there are several supermarkets, both in and out of the town centre. At the very hub of Picket Twenty, a community centre, day nursery and primary school are being provided, along with shopping facilities for day-to-day needs. Parks with children's play areas are also a feature on this development. Further opportunities for outdoor leisure come with the provision of a magnificent 64-acre urban park, complete with a sports pavilion, football pitches, cricket pitch, tennis court, play area and multi-use games centre - this large open space, so close to home, is bound to be popular with all members of the family. 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 = 702 SQ FT / 65.2 SQ M



GROUND FLOOR
353 SQ FT / 32.8 SQ M

FIRST FLOOR
349 SQ FT / 32.4 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 (ID1269217)

Produced for Graham & Co

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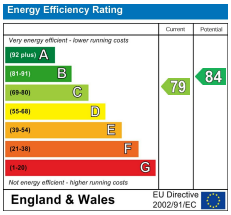

Tax Band: C

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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.

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