



15 Foal Close, Andover, SP11 6XR  
Asking Price £275,000



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### PROPERTY DESCRIPTION BY Mr Nick King

This three bedroom semi-detached family home is presented in excellent order throughout. The accommodation comprises; entrance hall with cloakroom, kitchen, living/ dining room with under stair storage and French doors leading out to the garden. To the first floor there are three bedrooms with en-suite facilities to the principle bedroom and a family bathroom. Outside there is an enclosed rear garden with gated access. Parking is provided to the front with two allocated spaces.

This property is offered to the market under the discount market unit scheme at 80%. This scheme comes with certain preferred criteria, to find out more please get in touch with the office.



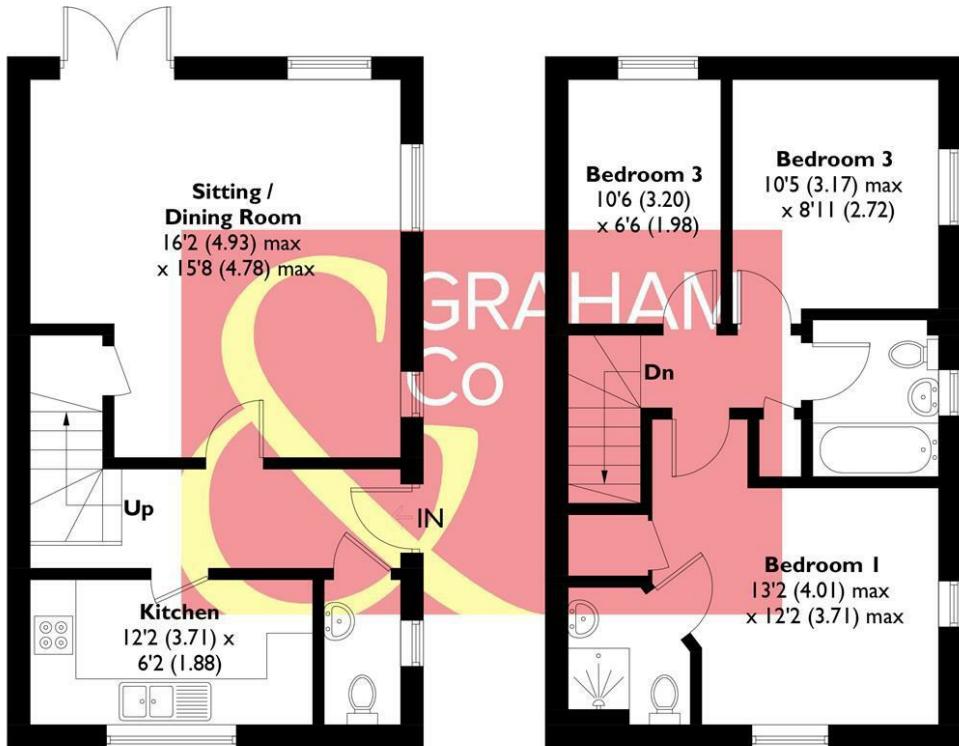


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there 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 = 885 SQ FT / 82.3 SQ M



**GROUND FLOOR**  
444 SQ FT / 41.3 SQ M

**FIRST FLOOR**  
441 SQ FT / 41.0 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 (ID1241082)

Produced for Graham & Co

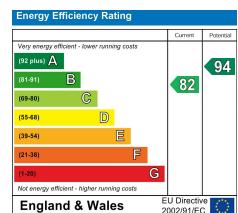
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not 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.