



118 Errington Road, Picket Piece, Andover, SP11 6XG
Asking Price £425,000



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PROPERTY DESCRIPTION BY Mr Nick King

Graham & Co are delighted to present to market, this high quality and contemporary four bedroom home, with accommodation over three floors.

The accommodation comprises of; entrance hall with cloakroom, living room with views to the front and an open plan kitchen/diner. To the first floor there are three bedrooms and a family bathroom, with ensuite facilities and fitted wardrobes to the second bedroom. Occupying the second floor is a luxury master suite, with dressing area and en-suite shower room.

Outside a drive to the side of the property provides off road parking for three vehicles and leads to the garage. The rear garden has a Southerly facing aspect, and comprises of patio, lawn, decking, shed and summer house, facilitated by gated access from the drive.





Locksbridge PK Profile
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.

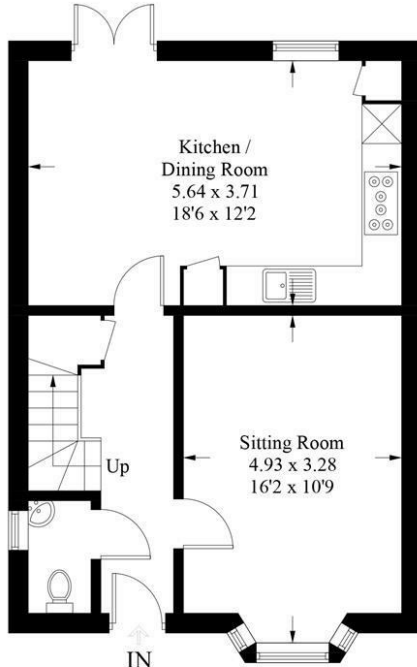


Errington Road, SP11

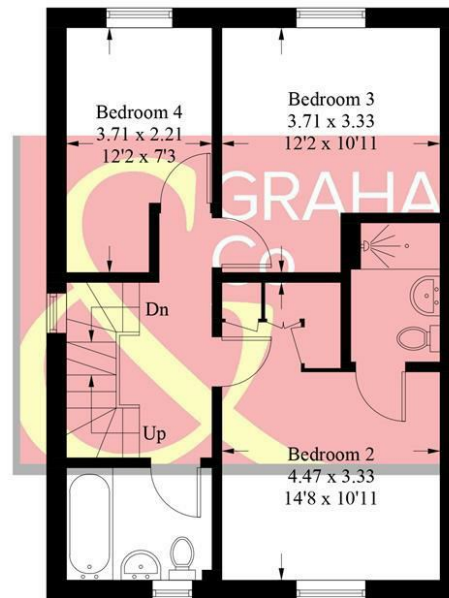
Approximate Gross Internal Area = 126.3 sq m / 1359 sq ft
Garage = 17 sq m / 183 sq ft
Total = 143.3 sq m / 1542 sq ft



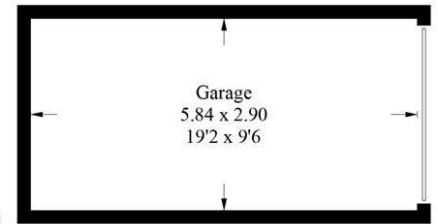
 = Reduced headroom below 1.5m / 5'0"



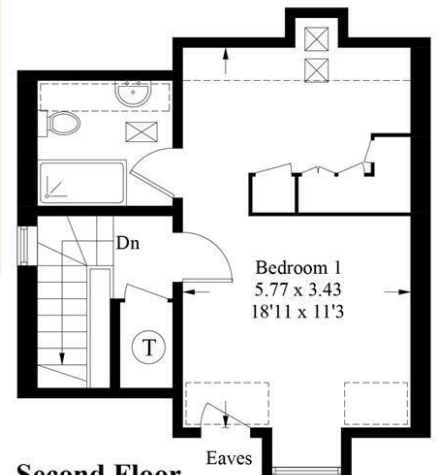
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1087589)

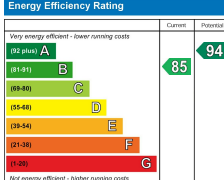
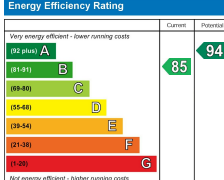
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Energy Efficiency Rating	
Current	Potential
	
85	94

Tax Band: E



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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.