



128 Halter Way, Andover, SP11 6ZG  
40% Shared ownership £112,000



## 128 Halter Way, Andover, 40% Shared ownership £112,000

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Welcome to this stylish and contemporary two-bedroom semi-detached house, perfectly positioned on the sought-after Picket Twenty development, on the outskirts of Andover. This property is available as a 40% share in partnership with Sage Homes housing association, with rent payable on the equity share. Backing onto open land, this home offers a tranquil backdrop and a sense of space and privacy. Built in 2019, the property benefits from the remaining 10-year building warranty, providing peace of mind for new owners. The well-designed accommodation includes an entrance hall that leads to the first floor, a downstairs toilet for convenience, and a bright sitting room with a window to the front of the house. The modern kitchen/dining room is spacious and features French doors and a window that overlook the southerly facing landscaped garden and patio, perfect for entertaining and family meals. On the first floor, there are two double bedrooms, both with fitted wardrobes that offer ample storage space. The bathroom is equipped with an over-bath shower and a window to the side, allowing for plenty of natural light. The exterior of the property includes a beautifully landscaped garden with a southerly aspect, and a patio area ideal for outdoor relaxation and dining. Additionally, there is a driveway to the side of the property that comfortably accommodates two cars, ensuring convenient and secure parking. This home combines modern living with a peaceful setting, making it an excellent choice for first-time buyers, young families. Don't miss the opportunity to own a share in this delightful property.



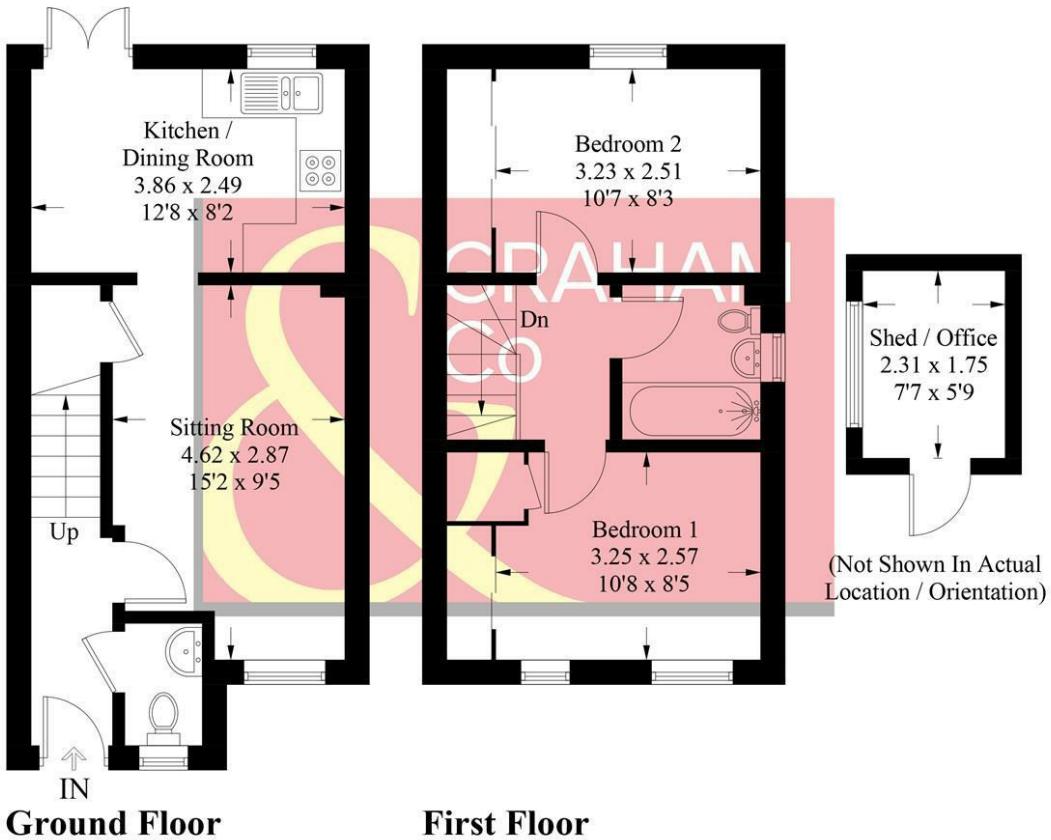


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there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



## Halter Way, SP11

Approximate Gross Internal Area = 58.3 sq m / 627 sq ft  
 Shed / Office = 4.0 sq m / 43 sq ft  
 Total = 62.3 sq m / 670 sq ft



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 (ID1108202)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(58-68)	D		
(39-57)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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.