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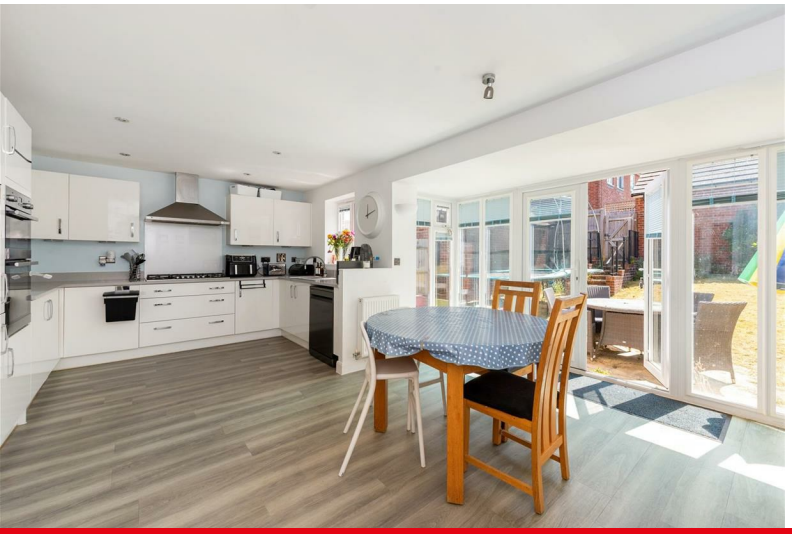
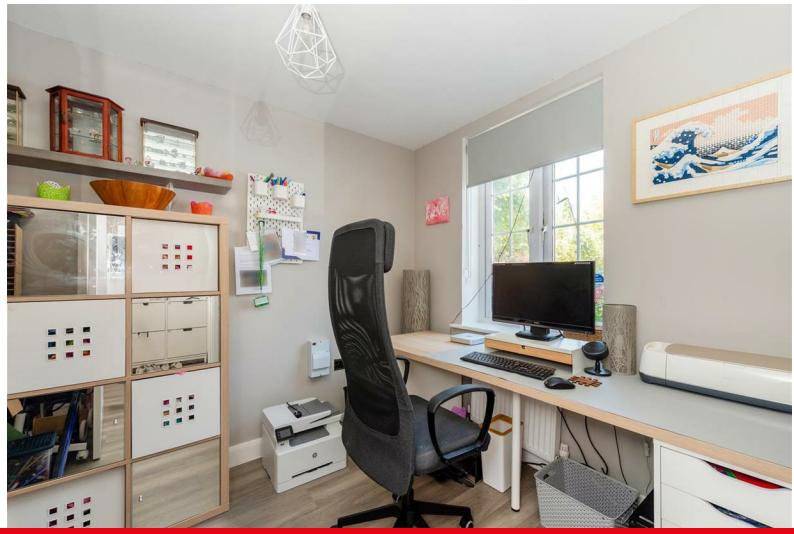




112 Errington Road, Picket Piece, Andover, SP11 6XG
Asking Price £500,000

112 Errington Road, Picket Piece Andover, Asking Price £500,000

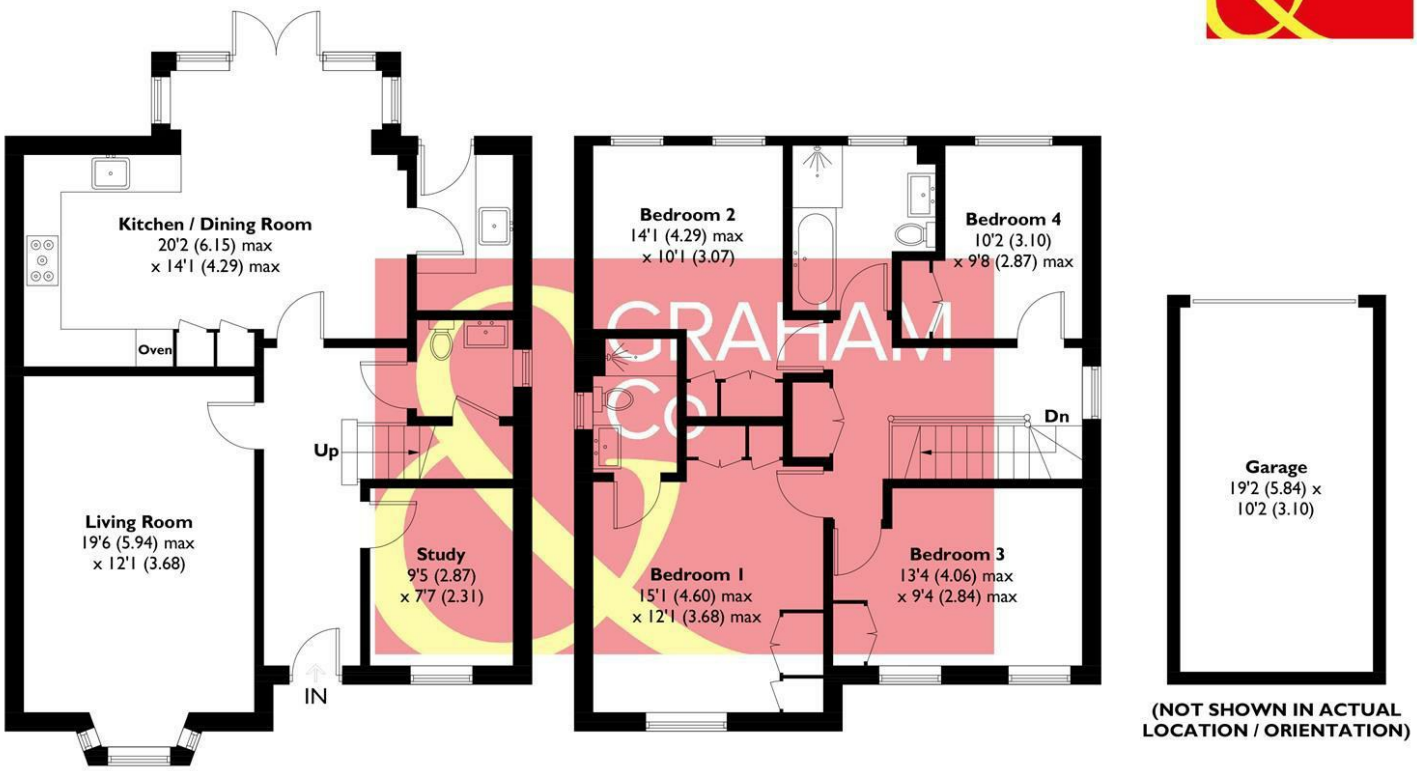
PROPERTY DESCRIPTION BY Mr Nick King

This excellent four bedroom family home, built by "David Wilson Homes" is perfect for family living. The accommodation comprises entrance hallway, living room, open plan kitchen/diner, utility room, home office and cloakroom.
To the first floor the principal bedroom benefits from ensuite facilities, with three further bedrooms and family bathroom.
The private rear garden offers a low maintenance space, with rear access, and direct access to the garage. There is also driveway parking for two vehicles.

Locksbridge Pk Profile

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.

APPROXIMATE GROSS INTERNAL AREA = 1521 SQ FT / 141.3 SQ M
GARAGE = 195 SQ FT / 18.1 SQ M
TOTAL = 1716 SQ FT / 159.4 SQ M



GROUND FLOOR
786 SQ FT / 73.0 SQ M

FIRST FLOOR
735 SQ FT / 68.3 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 (ID1320402)

Produced for Graham & Co

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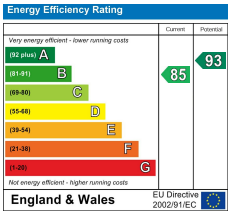

Tax Band: F

OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

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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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