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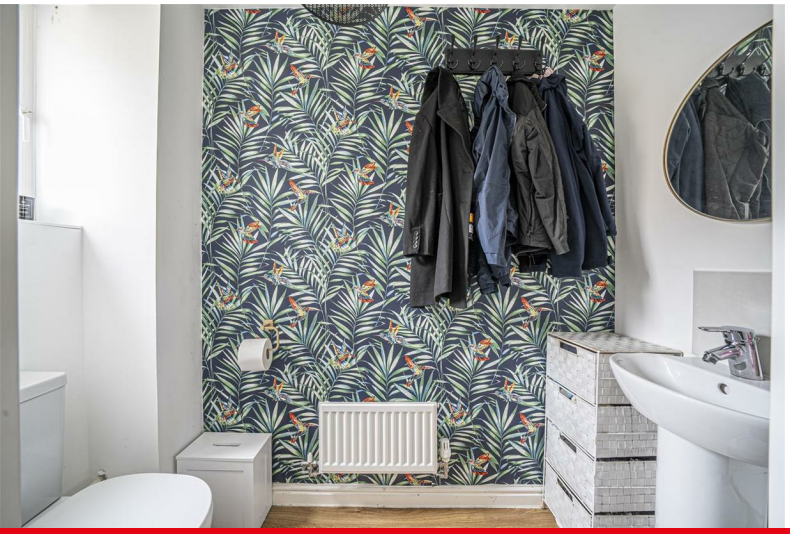

41 Silks Way, Andover, SP11 6UU
Asking Price £240,000

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PROPERTY DESCRIPTION BY Miss Molly Scruton

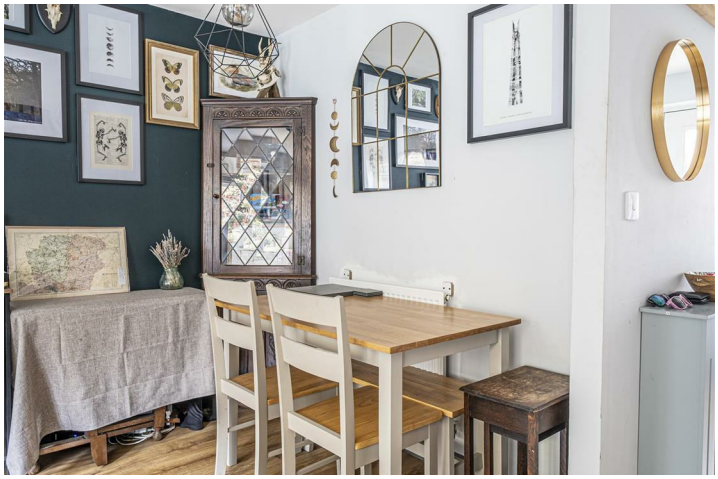
80% DISCOUNT MARKET UNIT.
Situated on the sought-after Picket Twenty development and bordering the beautiful Harewood Forest, this well-presented two double bedroom home offers modern, low-maintenance living with two allocated parking spaces and attractive landscaped gardens.

The accommodation begins with an entrance hallway leading to a cloakroom and an open-plan kitchen fitted with a range of eye and base level units, integrated cooking appliances and space for further appliances. To the rear of the property is a spacious living/dining room with French doors opening onto the rear garden, creating an ideal entertaining space.

Upstairs, there are two generous double bedrooms, with the principal bedroom benefitting from access to a boarded loft with lighting via a pull-down ladder. The second bedroom is currently arranged as a home office, offering excellent versatility. A modern family bathroom completes the first floor accommodation.

Outside, the property enjoys an attractive and practical rear garden designed for low maintenance, featuring a patio seating area, artificial lawn, raised flower borders and gated side access. To the front are two allocated parking spaces alongside decorative planting.

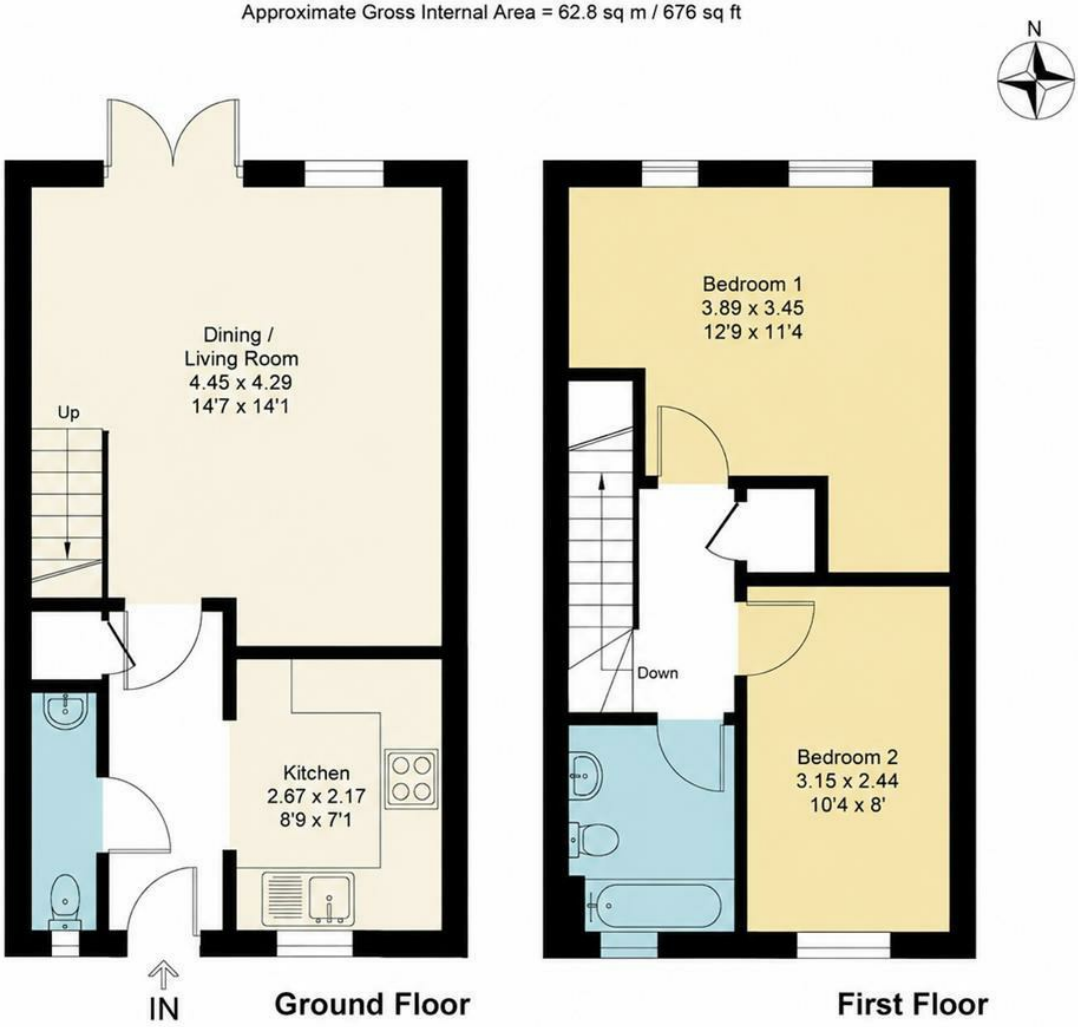
Additional benefits include gas central heating, double glazing and a current annual maintenance charge of approximately £228 per annum.



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.

Silks Way, SP11

Approximate Gross Internal Area = 62.8 sq m / 676 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #85799

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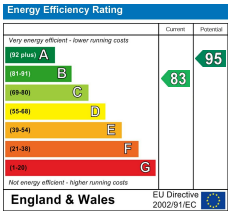

Tax Band: C

OPEN 7 DAYS

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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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