



19 Bailey Close, Picket Piece, Andover, SP11 6WF  
Guide Price £335,000





## 19 Bailey Close, Picket Piece Andover, Guide Price £335,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away on the sought after Locksbridge Park development in the hamlet of Picket Piece, Graham & Co are delighted to bring to the market this well presented family home. The property benefits from an entrance hall with cloakroom, fitted kitchen with views to front, open plan living room with dining area leading to the rear garden. To the first floor there are three bedrooms with the master having en-suite shower room, family bathroom, gas central heating and double glazing. Outside a driveway leads to the garage ( which has been converted to a studio/garden room ) with the rear garden itself having patio and lawn all enclosed by fencing.







**Locksbridge Park**

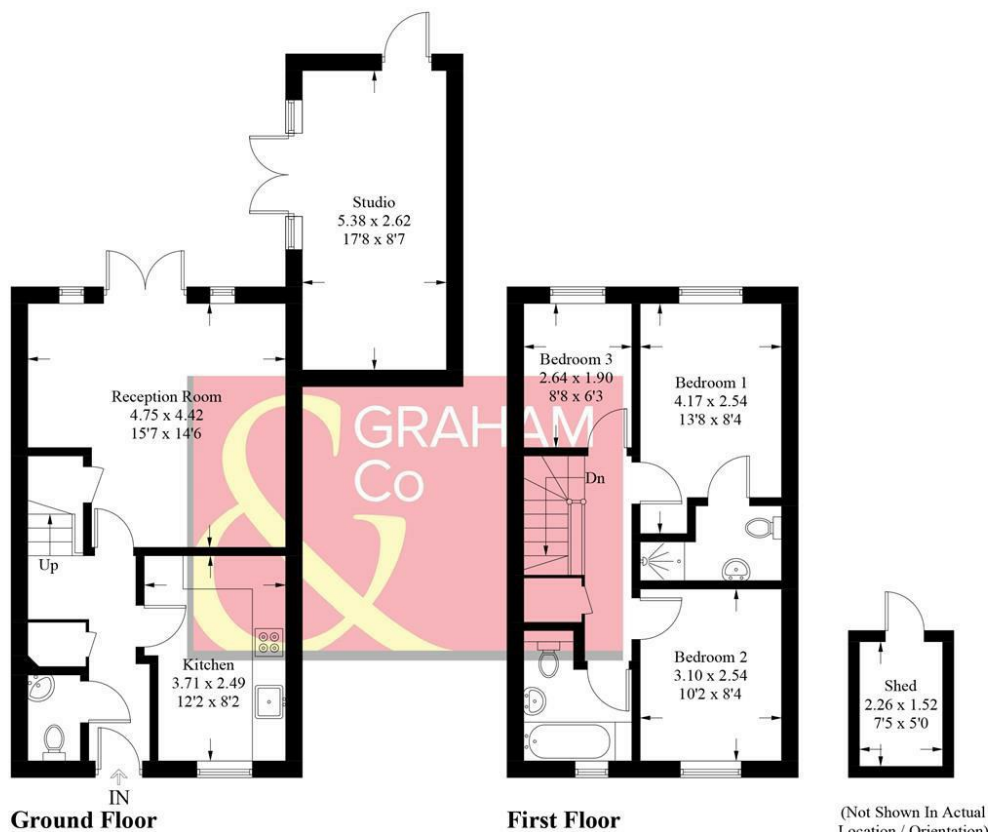
Close enough to the town to be convenient, yet just far enough into the countryside to be away from the hustle and bustle, Locksbridge Park is a well-planned and designed new development built by Messer's David Wilson and Barratt homes. Just over a mile to the East of Andover is where you will find this 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.





## Bailey Close, SP11

Approximate Gross Internal Area = 77.1 sq m / 830 sq ft  
Outbuildings = 17.8 sq m / 191 sq ft  
Total = 94.9 sq m / 1021 sq ft



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 (ID1168345)

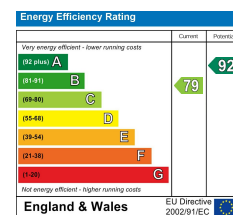
## MORTGAGE ADVICE

### Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - [tristan@atmmortgages.com](mailto:tristan@atmmortgages.com) M - 07545320380

[www.atmmortgages.com](http://www.atmmortgages.com)



Tax Band: C



OPEN 7 DAYS

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

**01264 356500**

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.