

108 Halter Way, Andover, SP11 6ZG
Asking Price £202,350



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PROPERTY DESCRIPTION BY Miss Molly Scruton

Graham & Co are delighted to offer to the market a beautifully presented two bedroom semi-detached family home situated on the popular Picket Twenty development in Andover. The accommodation offers a hallway with a modernised downstairs cloakroom, a stylish living room which leads in to a kitchen/diner with patio doors leading out to the rear garden. upstairs there are two double bedrooms and a three-piece family bathroom. Outside there is a driveway for multiple cars and a rear garden with a patio and pathway, lawn and a decking area.





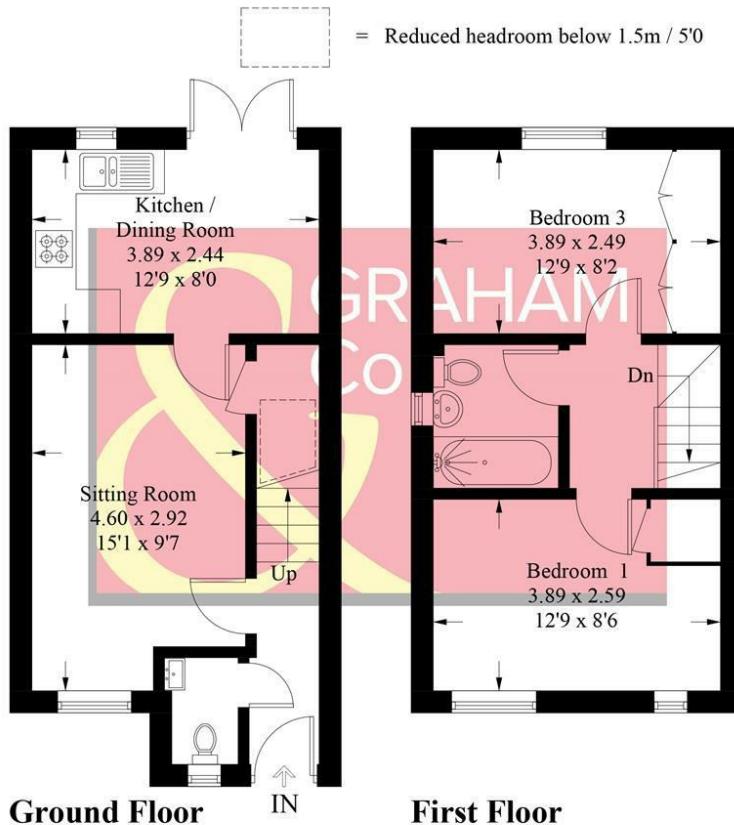
Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there 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 = 59.7 sq m / 643 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 (ID1184638)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			82
(81-91) B			
(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.