



169 Locksbridge Road, Picket Piece, Andover, SP11 6WL  
Asking Price £350,000



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## PROPERTY DESCRIPTION BY Miss Molly Scruton

This well-presented three-bedroom home offers comfortable, modern living within a pleasant residential setting, ideal for a range of buyers including first-time purchasers, professionals, and growing families.

The ground floor is thoughtfully arranged, featuring a welcoming sitting room that provides a relaxing space to unwind, along with a bright and sociable kitchen/dining room that works perfectly for both everyday living and entertaining. Practical additions include a downstairs cloakroom and convenient access through the home.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom benefits from its own ensuite shower room, creating a private retreat, while the remaining bedrooms are served by a contemporary three-piece family bathroom.

Externally, the home enjoys a private rear garden, offering an excellent outdoor space for relaxing, gardening, or entertaining in warmer months. A separate garage provides useful storage or secure parking, complemented by additional parking options nearby.

Positioned down a private lane within an established and well-maintained development, the property combines a modern layout with a pleasant outlook, making it a fantastic opportunity for those seeking a move-in-ready home in a convenient location.





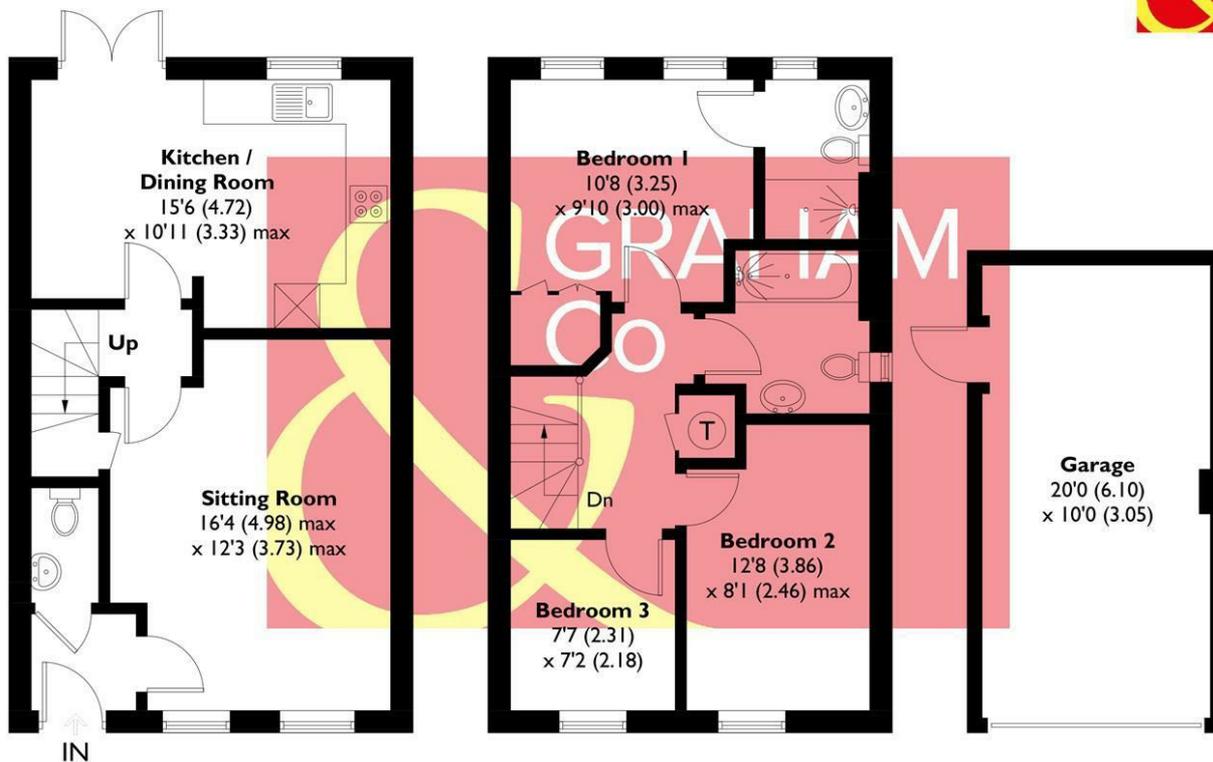
#### Locksbridge Park

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.





**APPROXIMATE GROSS INTERNAL AREA = 881 SQ FT / 81.9 SQ M**  
**GARAGE = 200 SQ FT / 18.6 SQ M**  
**TOTAL = 1081 SQ FT / 100.5 SQ M**



**GROUND FLOOR**  
**442 SQ FT / 41.1 SQ M**

**FIRST FLOOR**  
**439 SQ FT / 40.8 SQ M**

**(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)**

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 (ID1276842)

Produced for Graham & Co

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A			
(81-91) B			
(69-80) C		79	84
(55-68) D			
(39-54) 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.

