



9 Arcaro Road, Andover, SP11 6ZH  
Asking Price £145,000



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## PROPERTY DESCRIPTION BY Miss Molly Scruton

40% Shared ownership home through Sparrow.

Graham & Co are delighted to present this well-maintained two-bedroom terraced home, ideally situated in a popular residential location with attractive views across open fields to the front designed for disabled access.

The ground floor accommodation comprises a welcoming entrance hall with downstairs toilet, a spacious sitting room and a modern kitchen/dining room positioned to the rear of the property, providing a wonderful space for both everyday living and entertaining. Double doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces.

Upstairs, the property offers two well-proportioned bedrooms served by a family bathroom and central landing.

Outside, the rear garden has been designed with low maintenance in mind, featuring an extensive decked entertaining area, ideal for outdoor dining and summer gatherings. The garden is enclosed, offering a good degree of privacy.

To the front, the property benefits from a pleasant outlook over open fields, providing a far more open aspect than many modern developments and creating an attractive setting throughout the year.

This fantastic home is ideally suited to first-time buyers, downsizers or investors seeking a property in a convenient location with the added benefit of countryside views.



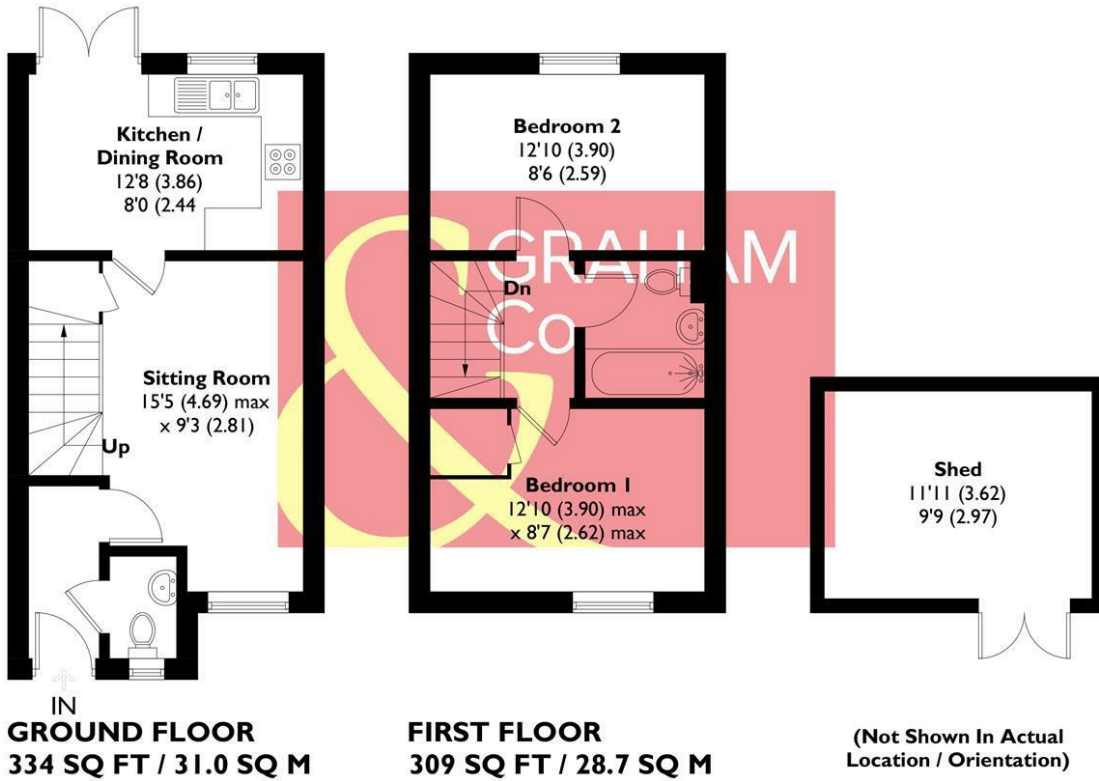


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there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





**APPROXIMATE GROSS INTERNAL AREA = 643 SQ FT / 59.7 SQ M**  
**SHED = 120 SQ FT / 11.2 SQ M**  
**TOTAL = 763 SQ FT / 70.9 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 (ID 1306305)  
**Produced for Graham & Co**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

