



3 Bailey Close, Picket Piece, SP11 6WF
Guide Price £230,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

The property itself benefits from an entrance hall, storage cupboard, cloakroom, fitted kitchen with views to front and a good sized living/dining room with French doors leading to private enclosed garden. To the first floor there is a Master Bedroom with en-suite Shower Room, a second Bedroom and family Bathroom. Outside, to the rear, there is parking for two cars directly behind the property with rear gate access. The property itself would suit first time buyers and people downsizing alike, making their first home. The property is kept in immaculate condition throughout, and early viewing recommended



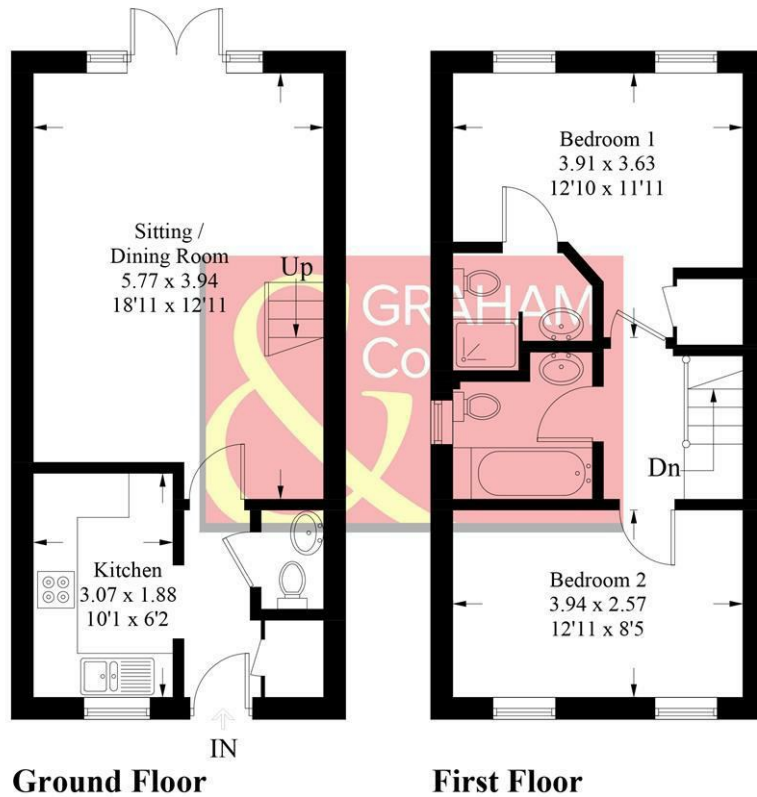


Close enough to the town to be convenient, yet just far enough into the countryside to be away from the hustle and bustle, Locksbridge Park is a well-planned and designed new development built by Messer's David Wilson and Barratt homes. Just over a mile to the East of Andover is where you will find this 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, Picket Piece, Andover, SP11

Approximate Gross Internal Area = 67.5 sq m / 726 sq ft

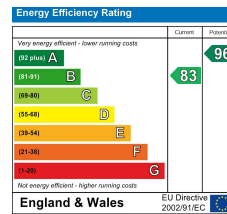


PRODUCED FOR GRAHAM AND CO

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 (ID605191)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the first exit. Take the second turning on the right into London Road and proceed to the Walworth roundabout. Take the second exit left into Walworth Road and proceed into the village of Picket Piece. Continue along and take the right turning into Locksbridge Road, turn right into Kings Chapel Road and continue along into Bailey Close, where the property can be found on the left



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.