



314 Picket Twenty Way, Andover, SP11 6UH  
Price Guide £175,000



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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away on the sought after Picket Twenty development on the edge of town and offered for sale in Show Home condition throughout, Graham & Co are delighted to offer for sale this pristine coach-house. The property itself offers open plan accommodation to include an open plan living room with dining area, fitted kitchen, double bedroom and bathroom, gas central heating and double glazing. Outside there is allocated parking and an enclosed landscaped garden.





Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.

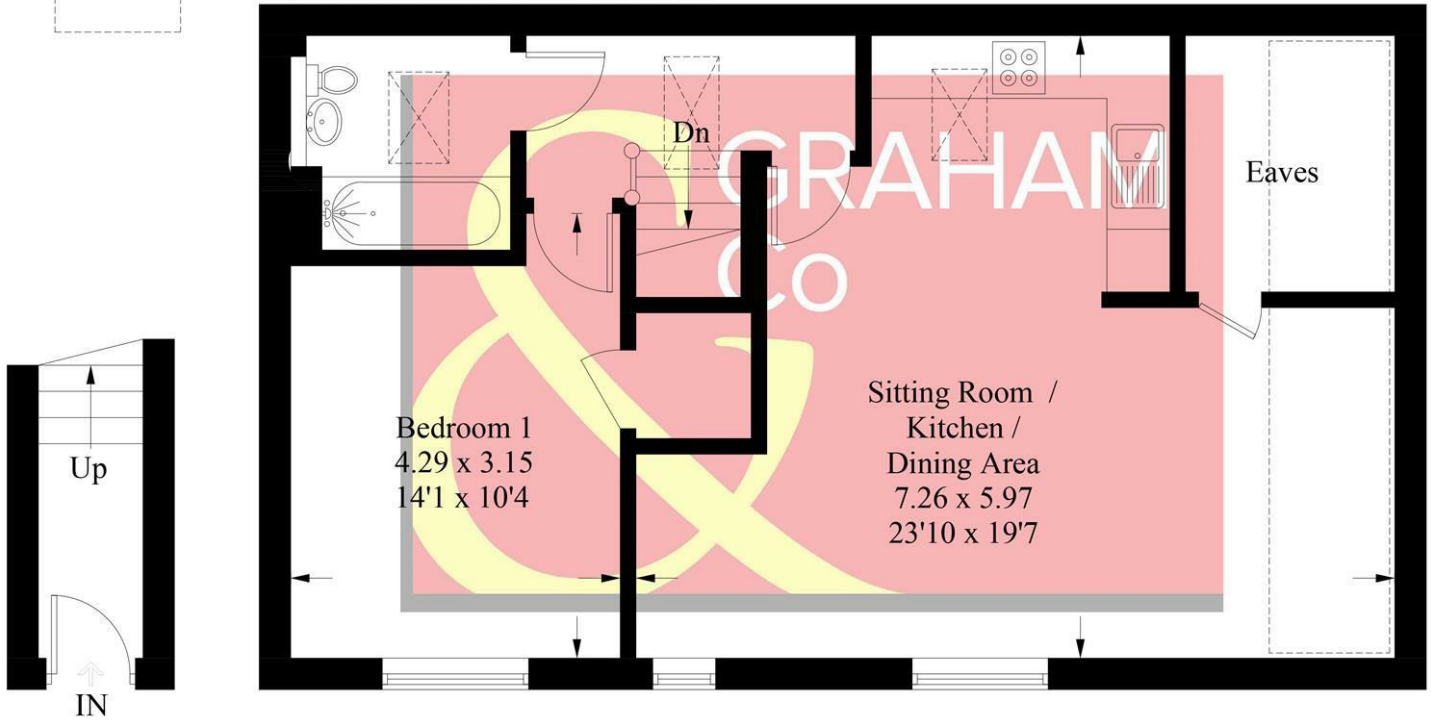


# Picket Twenty Way, SP11

Approximate Gross Internal Area = 65.8 sq m / 708 sq ft  
(Including Eaves)



= Reduced headroom below 1.5m / 5'0



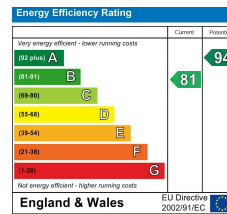
## Ground Floor First Floor

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 (ID638764)

### DIRECTIONS

Leave Andover via London Road and follow the road to the left. At the roundabout take the third exit, heading towards the A303. Continue to the roundabout and take the second exit towards Whitchurch. At the next roundabout turn right into the Picket Twenty Way and follow the road along and the property will be found on your left hand side.



Tax Band: B



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**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.