

7 Levy Road, Andover, SP11 6TX  
Offers In Excess Of £286,000



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#### PROPERTY DESCRIPTION BY Mr Dion McArthur

Offered to the market is this excellent four bedroom town house situated on the highly sought after development of Picket Twenty. The property itself comprises of entrance hall, cloakroom, study, kitchen, dining room, lounge, four bedrooms with an en suite to the master, family bathroom, and benefitting from an enclosed rear garden, its own garage and two further parking spaces.



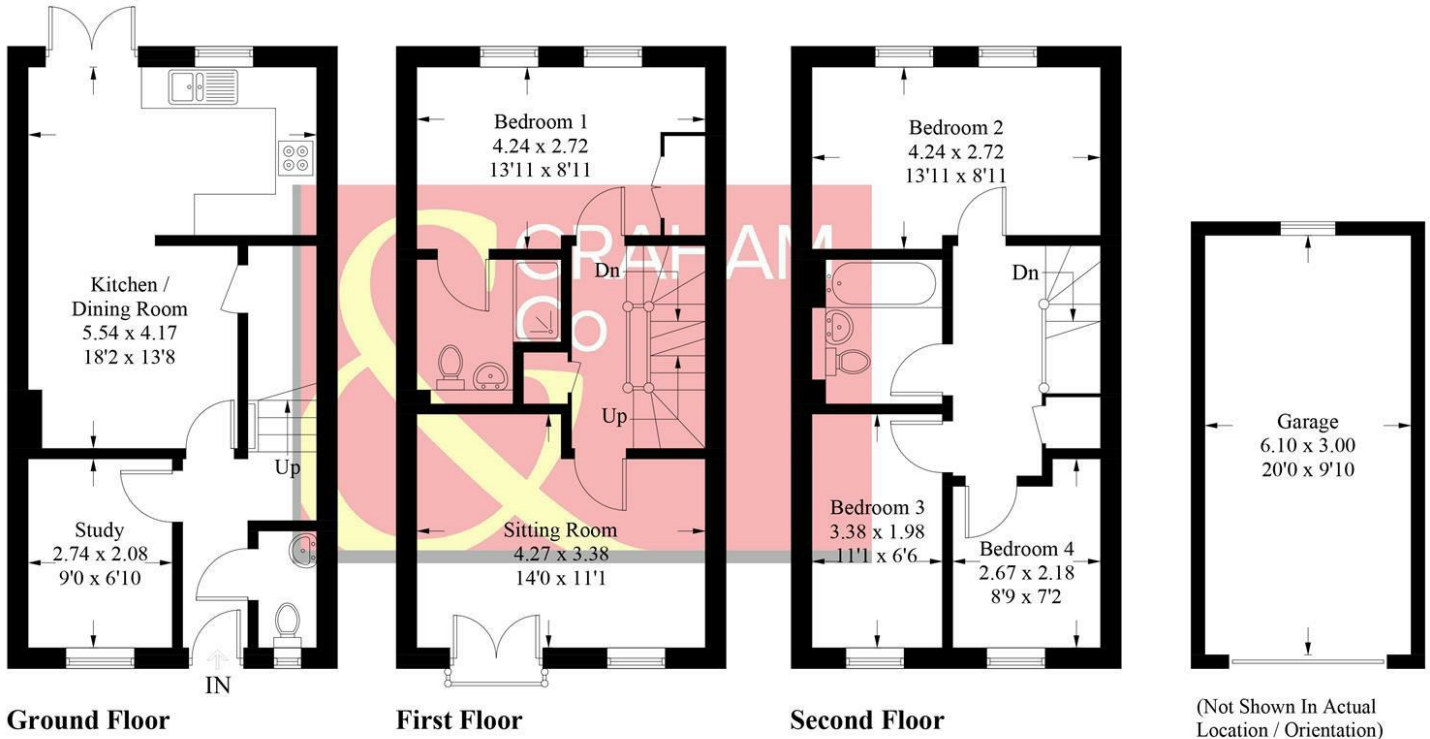


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there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



# Levy Road, SP11

Approximate Gross Internal Area = 107 sq m / 1152 sq ft  
 Garage = 18.3 sq m / 197 sq ft  
 Total = 125.3 sq m / 1349 sq ft

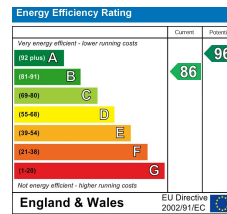


PRODUCED FOR GRAHAM AND CO

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 (ID690838)

## DIRECTIONS

From our office in London Street proceed left into Winchester Street and left again into South Street. At the roundabout take the first exit into Eastern Avenue and then take the first turning right into London Road. Follow the road along and at the roundabout take the third exit towards the A303. Continue to the next roundabout and take the third exit to the following new roundabout. At the new roundabout take the first exit into the Picket Twenty development. Turn Right at the T Junction, follow the road till the end where Levy Road can be found.



Tax Band: D



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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.