



9 Mile Close, Andover, SP11 6TA  
Asking Price £285,000



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#### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market an extended three bedroom semi detached family home situated on the fringes of the popular Picket Twenty development, ideal for those wishing to commute with access to the A303. Upgraded from new with a vast array of optional extras, this property has also received a front porch extension and a rear conservatory. The Accommodation comprises of a porch, hallway, cloakroom, a modern kitchen with fitted appliances and a water softener, lounge and a conservatory leading to the rear garden. Upstairs there is a master bedroom with an en suite, two further bedrooms and a family bathroom. outside there is an enclosed rear garden overlooking a woodland tree line and a garage with further parking.



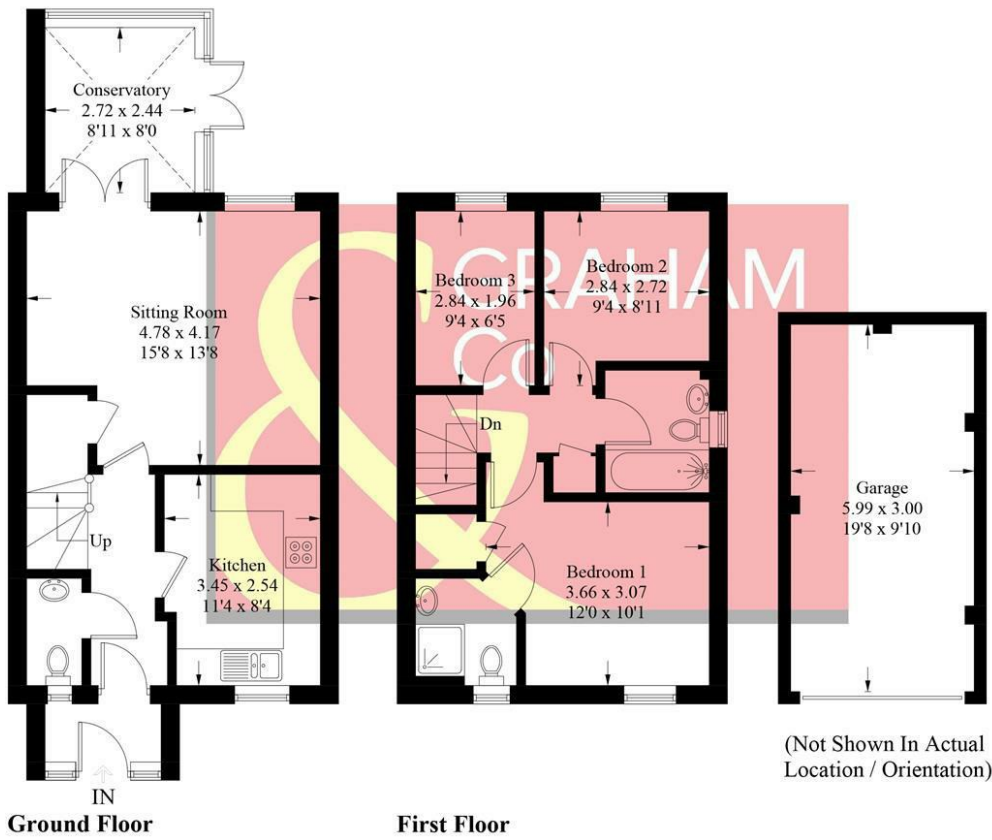


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there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



# Mile Close, SP11

Approximate Gross Internal Area = 84.4 sq m / 908 sq ft  
 Garage = 18.0 sq m / 194 sq ft  
 Total = 102.4 sq m / 1102 sq ft



(Not Shown In Actual Location / Orientation)

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 (ID759046)

## DIRECTIONS

Leave Andover via London Road and follow the road towards the A303. At the roundabout to the Picket Twenty development turn left and turn immediately right where MileClose can be found on the right hand side.

Energy Efficiency Rating		Current	Potential
100 points	A		
81-91	B	84	84
69-80	C		
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.