



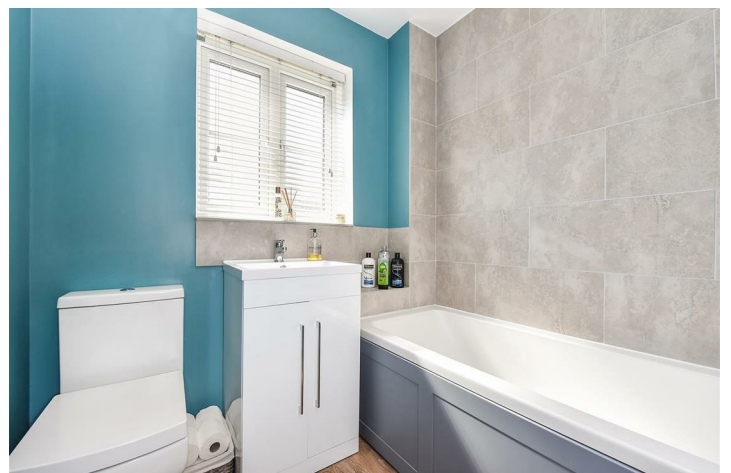
109 Picket Twenty Way, Andover, SP11 6TJ
Guide Price £345,000



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PROPERTY DESCRIPTION BY Miss Jay Cowan

Graham and Co are pleased to present this well presented three bedroom detached property. On the ground floor there is an entrance hall, a downstairs cloakroom, a kitchen/ diner, and the living room. On the first floor there is the master bedroom with an en suite shower room, a further two bedrooms and a family bathroom. Outside the property benefits from a garage with additional parking and a rear garden.



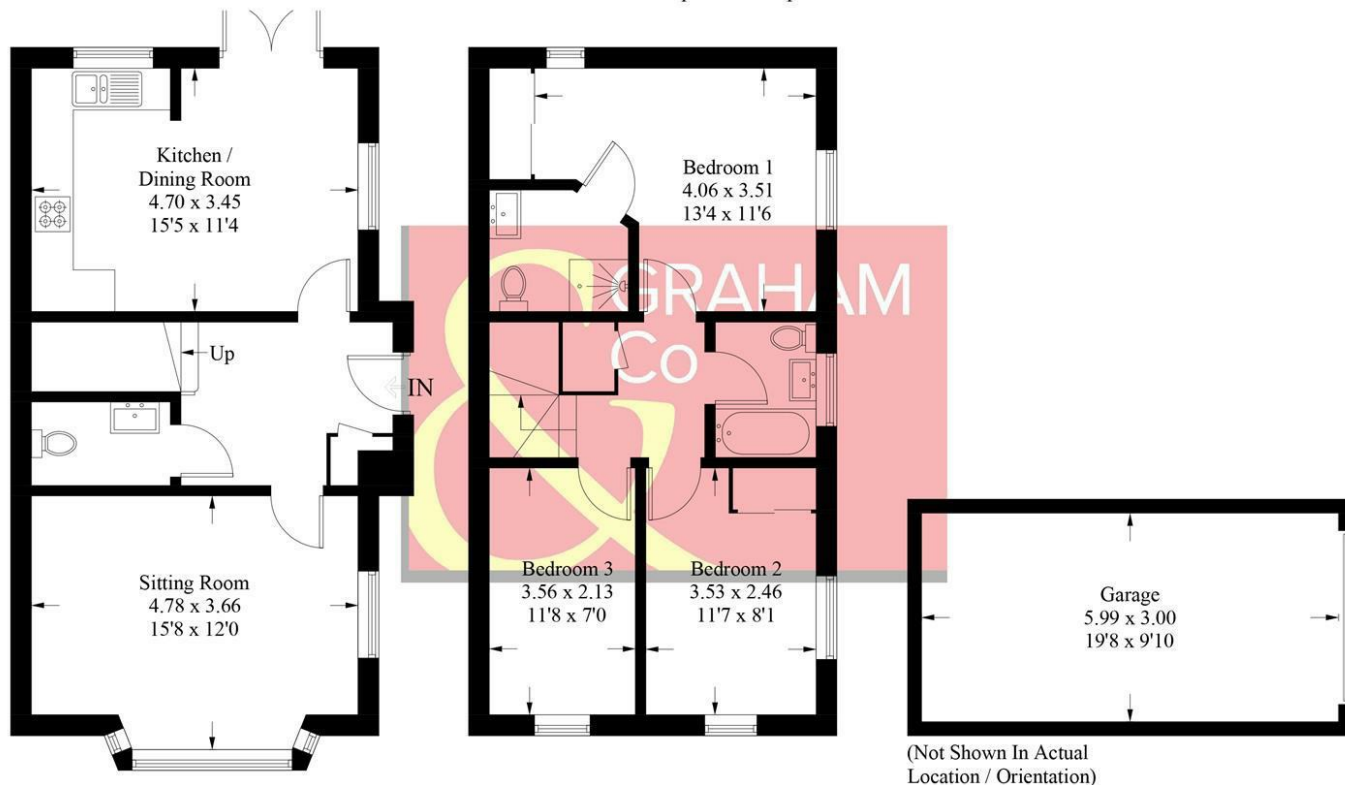


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there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



Picket Twenty Way, Andover, SP11

Approximate Gross Internal Area = 89.9 sq m / 968 sq ft
 Garage = 18.0 sq m / 194 sq ft
 Total = 107.9 sq m / 1162 sq ft



Ground Floor

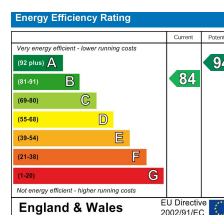
First Floor

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 (ID794699)

DIRECTIONS

Leave Andover up London Road and follow the road to the left at the roundabout. Take the right hand turning towards the A303. Continue to the roundabout and take the third exit to the following new roundabout. Take the left hand turning into the new development. At the T-junction turn right and follow the road around to the other side of the development. The property can be found on the left hand side.



Tax Band: E



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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.