



116 Saddle Way, Andover, SP11 6XQ
Asking Price £310,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Graham & Co are pleased to offer new to the market with no forward chain this fantastic three-bedroom town house situated on the popular residential development of Picket Twenty. The property is well placed within the development with a good size landscaped green to the front, this contributes to the feeling of space that greets you when approach this home. The accommodation in brief comprises: entrance porch leading into sitting room with window to the front overlooking the green. Inner hallway with stairs to the first and second floor, downstairs cloakroom, well-appointed modern kitchen/dining room to the rear, two good sized double bedrooms and family bathroom on the first floor. The main bedroom with en-suite shower room will be found on the second floor. Externally is an enclosed rear garden with gated rear access, and two allocated parking spaces.



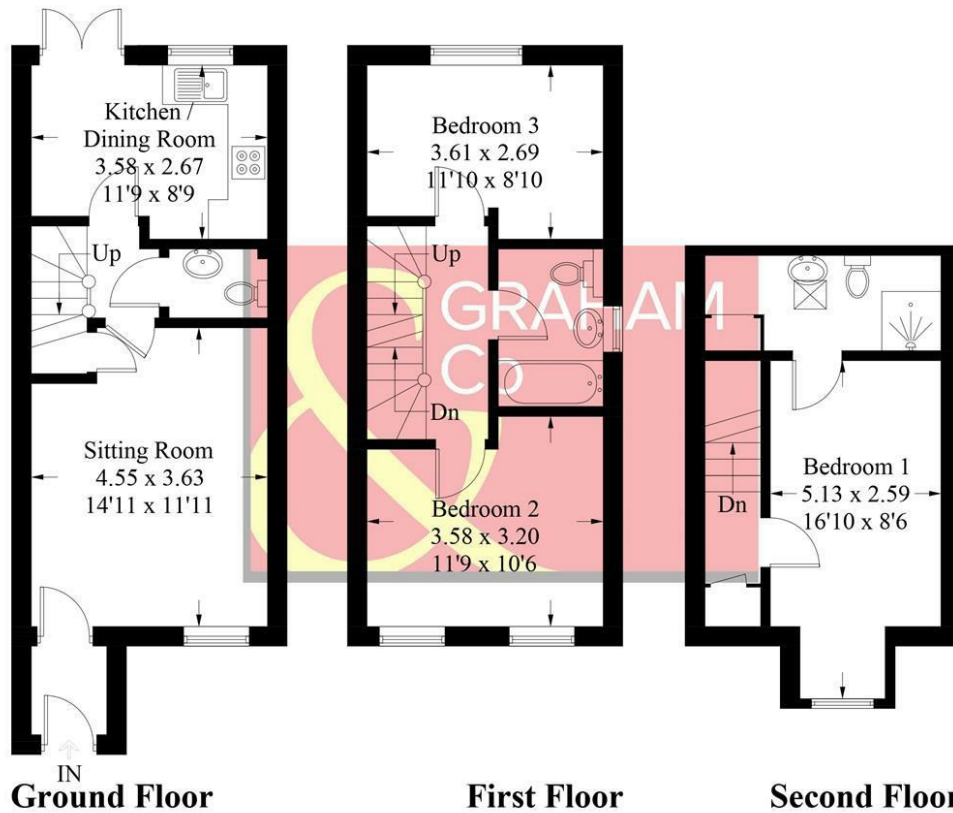


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there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



Saddle Way, Andover, SP11

Approximate Gross Internal Area = 85.6 sq m / 921 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 (ID536680)

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| Very energy efficient - lower running costs | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 83 | 89 |
| | | 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.