



140 Locksbridge Road, Picket Piece, Andover, SP11 6XB
Offers in excess of £399,995



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PROPERTY DESCRIPTION BY Mr Ben Cox

Graham & Co are delighted to offer to market an impressive four bedroom town house with spacious accommodation arranged over three floors. To the ground floor there is a large bright living area and spacious and airy kitchen dinner with water softener and double doors leading to the private west facing garden. The first floor boasts a large master bedroom with built in wardrobes and a large en-suite and a further great sized bedroom and family bathroom. The second floor has two bedrooms and bathroom. To the rear of the property there is a drive way and single garage. **offered with no onward chain**





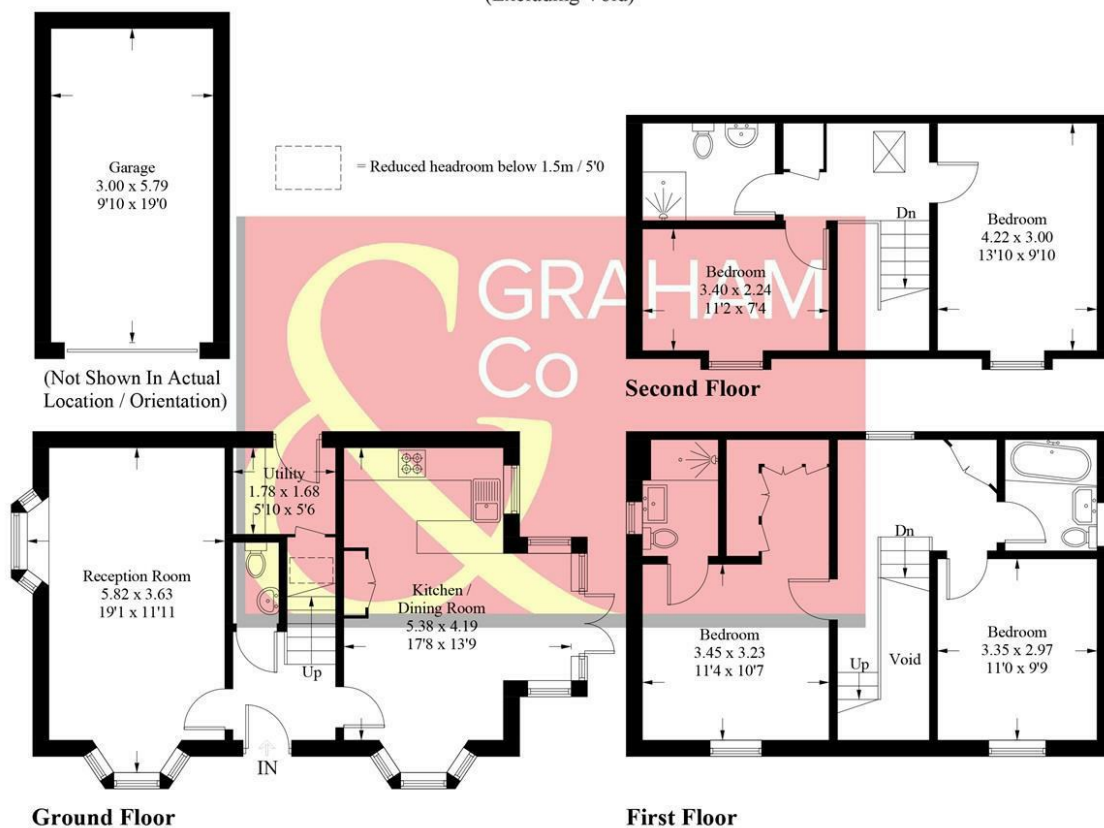
Locksbridge Park

Close enough to the town to be convenient, yet just far enough into the countryside to be away from the hustle and bustle, Locksbridge Park is a well-planned and designed new development built by Messer's David Wilson and Barratt homes. Just over a mile to the East of Andover is where you will find this development including a good mixture of property, ideally located close to the bustling town of Andover. Andover has enjoyed something of a renaissance in recent years four hundred years after its stagecoach origins, it is far from being just a commuter town. Andover is now considered by many to be a destination in its own right. The town now benefits from an eclectic mix of old-world charm and modern shopping convenience, as well as beautiful tea rooms and pubs, some dating back more than nine hundred years, supermarkets, craft galleries and interior design stores, which all border the breath-taking countryside of the Test Valley - 250 square miles of easily accessible natural beauty, which includes the world-renowned River Test. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.



Locksbridge Road , SP11

Approximate Gross Internal Area = 129.3 sq m / 1392 sq ft
 Garage = 17.4 sq m / 187 sq ft
 Total = 146.7 sq m / 1579 sq ft
 (Excluding Void)



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 (ID697592)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the first exit. Take the second turning on the right into London Road and proceed to the Walworth roundabout. Take the second exit left into Walworth Road and proceed into the village of Picket Piece, where the David Wilson development 'Locksbridge Park' can be found at the mini roundabout further along and the property can be found on the left hand side.

Energy Efficiency Rating		
100 points A	Current	Potential
92-100		
82-91		
69-81		
55-68		
39-54		
21-38		
1-20		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Tax Band: F



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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.