



10 Errington Road, Picket Piece, Andover, SP11 6XG  
Guide price £275,000





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#### PROPERTY DESCRIPTION BY Mr Ben Cox

Graham & Co are delighted to bring to market this well presented three bedroom family home on the popular Locksbridge Park development with driveway parking. The property offers; entrance hall, WC, kitchen, living room with patio doors to rear garden and upstairs a master bedroom with ensuite, two further bedrooms and a family bathroom. Outside there is a delightful enclosed rear garden, gas central heating system, double glazing and remainder of NHBC.







#### Locksbridge Park

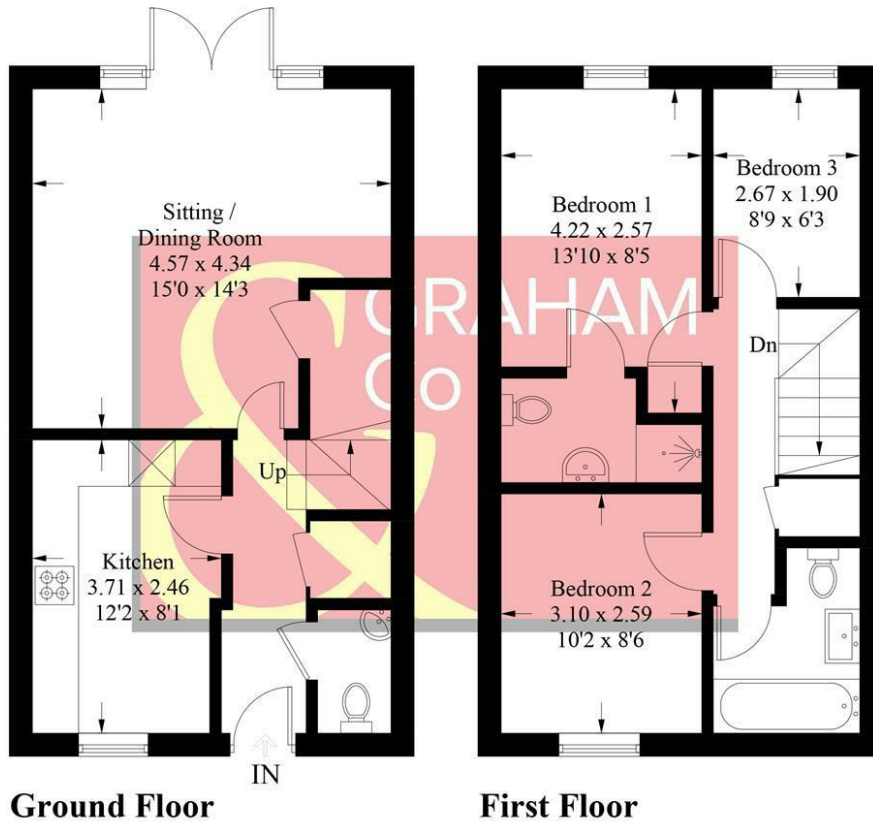
Close enough to the town to be convenient, yet just far enough into the countryside to be away from the hustle and bustle, Locksbridge Park is a well-planned and designed new development built by Messer's David Wilson and Barratt homes. Just over a mile to the East of Andover is where you will find this 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.





# Errington Road, SP11

Approximate Gross Internal Area = 78.0 sq m / 839 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 (ID722242)

## 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 development 'Locksbridge Park' can be found on the right hand side. Turn right into Locksbridge Road and take the first turning right into Kings Chapel Road. Follow the road around to the left and take your first right into Adams Road. Continue to the T-junction and turn left into Strapp Road and then take the second left into

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102 kWh/m <sup>2</sup> A		
81 kWh/m <sup>2</sup> B		
69 kWh/m <sup>2</sup> C		
55 kWh/m <sup>2</sup> D		
39 kWh/m <sup>2</sup> E		
21 kWh/m <sup>2</sup> F		
12 kWh/m <sup>2</sup> G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Tax Band: C



OPEN 7 DAYS

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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.