



Strapp Road, Picket Piece, Andover, SP11 6XD  
**Guide Price £375,000**



**CHEQUERS**  
Independent Estate Agents



## Strapp Road, Picket Piece, Andover, SP11 6XD

CHEQUERS are pleased to offer for sale this well presented four bedroom semi-detached home set on the outskirts of the popular Picket Piece development. The property has been well maintained by the current owners and requires an internal inspection to appreciate the flexible accommodation on offer - cloakroom, kitchen/breakfast room with appliances, 25' living room, three bedrooms and a bathroom on the first floor and a master bedroom with en-suite and the second floor. Further benefits include a landscaped rear garden and ample parking.

### ENTRANCE HALL:

Radiator, stairs to first floor, tiled flooring.

### CLOAKROOM:

White suite comprising low level w.c., wash hand basin, radiator.

### KITCHEN/BREAKFAST ROOM:

14'6" x 8'2" max (4.42m x 2.49m max)

Front aspect, double glazed window with feature shutters, modern fitted kitchen, range of eye and base level units, work surfaces, inset single drainer sink unit with mixer tap, fitted oven and hob with extractor over, built-in fridge/freezer, built-in dishwasher and washing machine, wall mounted boiler, tiled flooring, radiator.

### LIVING ROOM:

25' max x 15'1" max (7.62m max x 4.60m max)

Rear aspect, feature vaulted ceiling with sky light windows, double glazed French doors with feature shutters, under stairs cupboard, wall light points, radiator.

### STAIRCASE GIVES ACCESS TO LANDING:

Stairs to second floor, double airing cupboard.

### BEDROOM TWO:

14'6" x 8'5" (4.42m x 2.57m)

Rear aspect, double glazed window with feature shutters, radiator.

### BEDROOM THREE:

12'3" max x 8'5" (3.73m max x 2.57m)

Front aspect, double glazed window with feature shutters, radiator.

### BEDROOM FOUR:

9'2" x 6'5" max (2.79m x 1.96m max)

Rear aspect, double glazed window with feature shutters, radiator.

### BATHROOM:

6'11" x 6'4" (2.11m x 1.93m)

Suite comprising panel enclosed bath with mixer tap and shower attachment, vanity unit with inset wash hand basin, low level wc., tiled surrounds, extractor fan, heated chrome towel rail.

### STAIRCASE GIVES ACCESS TO SECOND FLOOR LANDING:

Storage cupboard, door to-

### MASTER BEDROOM:

27' max x 11'4" max (8.23m max x 3.45m max)

Sky light windows, radiator, access to loft space, door to -

### EN-SUITE SHOWER ROOM:

Luxury suite comprising of double shower cubicle, low level w.c, wash hand basin, extractor fan, shaver point, chrome heated towel rail, double glazed window.

### GARDENS:

To the front of the property is a shrub order, pathway to the front door, driveway parking to car port. To the rear of the property is a landscaped garden, feature patio leading to lawned area, flower and shrub borders, side gate to timber car port, further patio area to the rear of the garden.

### COUNCIL TAX:

Band D

### AGENTS NOTE:

We are required by the Estate Agent Act of 1979 and Provision of Information Regulations of 1991 to point out the vendor is a connected person as defined by the act.

### MONEY LAUNDERING REGULATIONS:

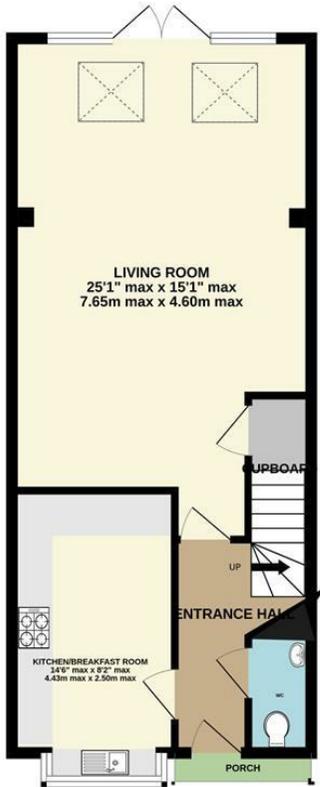
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

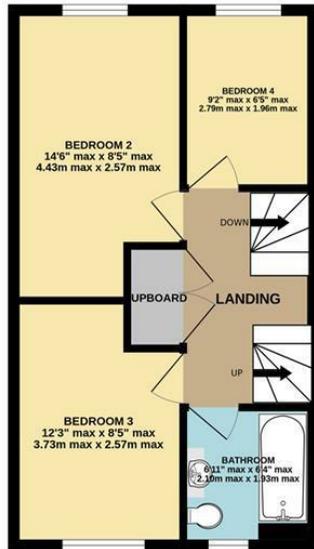
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR  
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



4 BEDROOM SEMI-DETACHED

TOTAL FLOOR AREA : 1351 sq.ft. (125.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
92-100 <b>A</b>	
81-91 <b>B</b>	
69-80 <b>C</b>	
55-64 <b>D</b>	
49-54 <b>E</b>	
41-48 <b>F</b>	
31-39 <b>G</b>	
Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 <b>A</b>	
81-91 <b>B</b>	
69-80 <b>C</b>	
55-64 <b>D</b>	
49-54 <b>E</b>	
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