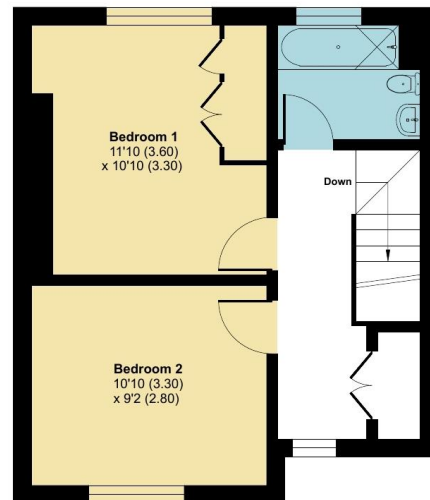


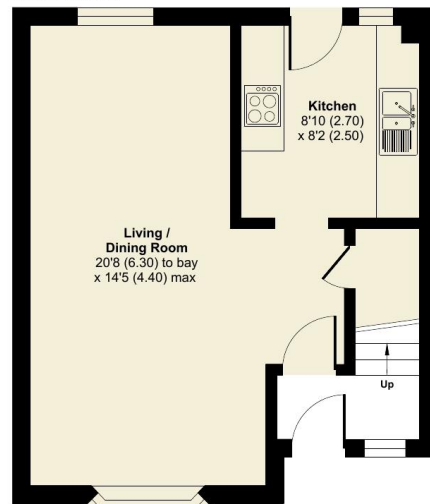
Mercia Avenue, Charlton, Andover, SP10

Approximate Area = 729 sq ft / 67.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

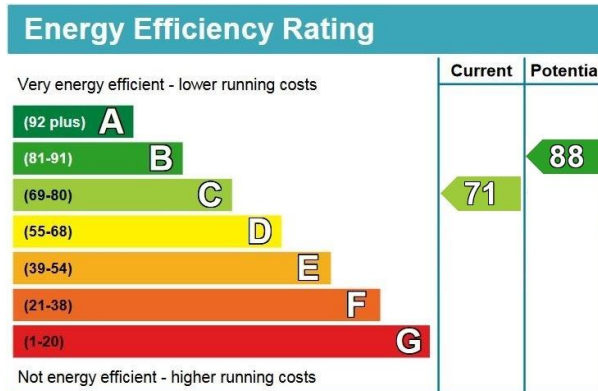


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Austin Hawk Ltd. REF: 1108002



Mercia Avenue, Charlton

Guide Price £250,000 Freehold



- No Onward Chain
- Kitchen
- Family Bathroom
- Garage

- Sitting/Dining Room
- Two Double bedrooms
- Rear Garden
- On Road Parking

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION: Austin Hawk are delighted to offer this well presented, two bedroom terraced property, situated in the sought after village of Charlton. The accommodation comprises, sitting/dining room, kitchen, two double bedrooms and a family bathroom. Outside of the property offers a fully enclosed garden to the rear and to the front access to the garage, located in a block. Offered with no onward chain.

LOCATION: Mercia Avenue links Foxcotte Road with Hatherden Road within Charlton village. The location benefits from many local amenities with open countryside and public footpaths literally on the doorstep, Andover's town centre nearby as well as schools that cater for all age groups. Charlton village, although close to Andover maintains a strong village feel. Local amenities include convenience stores, public houses, fast food outlets, GP and Dental practices, Hospital, petrol station and Charlton Lakeside Leisure Park which itself offers scenic walking, a children's play park, sports fields, crazy golf, pitch and putt and the weekly park run plus coarse fishing on the lake itself. Andover's mainline railway station is also a short distance away and offers London bound commuters access to Waterloo Station in just over an hour. Nearby Mercia Avenue is also on a regular bus route to and from Andover's town centre.

ACCOMMODATION: Front door into:

INNER HALL: Stairs to first floor and door to:

SITTING/DINING ROOM: Front and rear aspect, understairs storage. Open access to:

KITCHEN: Rear aspect, tiled floor and door to garden. Contemporary range of eye and base level cupboards and drawers with wood effect work surface over and inset one and a half bowl sink and drainer. Inset gas hob with extractor over and oven beneath. Space and plumbing for washing machine and space for fridge/freezer.

LANDING: Front aspect, loft access and fitted storage cupboard with wall mounted boiler and shelving. Doors to:

BEDROOM ONE: Rear aspect and fitted wardrobe cupboards.

BEDROOM TWO: Front aspect.

BATHROOM: Rear aspect, low level EC, wash hand basin, paneled bath with shower over and extractor fan.

REAR GARDEN: Patio area adjacent to the property with the remainder laid to lawn with mature shrubs and plants. Fully enclosed by fencing and brick wall.

FRONT GARDEN: Areas of lawn with path to front door.

GARAGE: Up and over door, situated in a block near to the property.

TENURE & SERVICES: Freehold. Mains water, drainage, gas, and electricity are all connected.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

