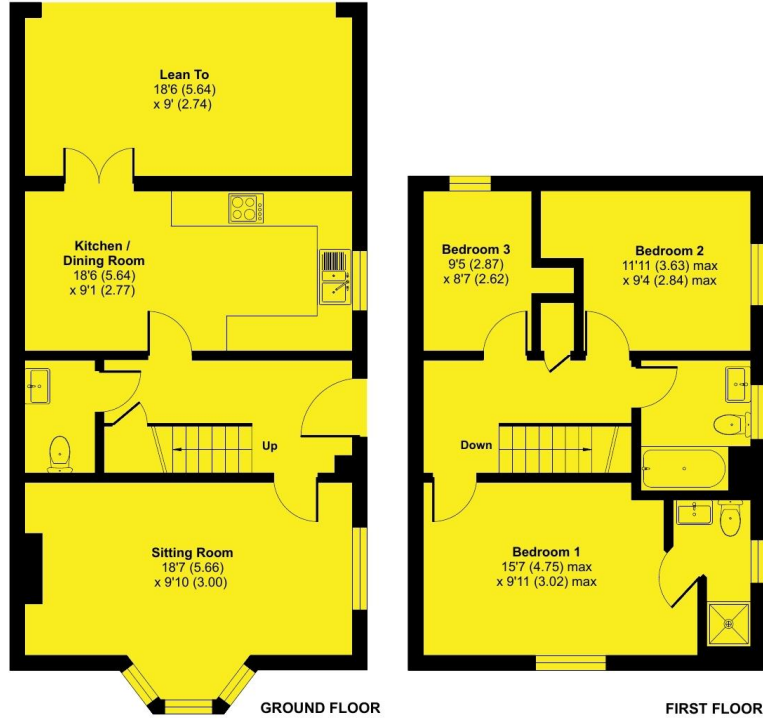


Mercury Drive, Andover, SP11

Approximate Area = 991 sq ft / 92 sq m (excludes lean to)

For identification only - Not to scale



RICS

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Austin Hawk Ltd. REF: 912835

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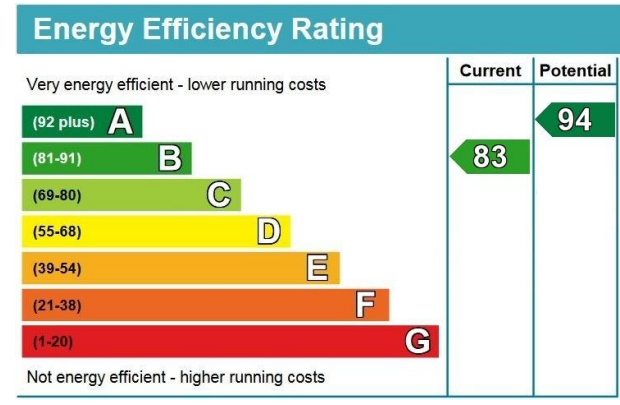
austinhawk

ESTATE AGENTS



Mercury Drive, Andover

Guide Price £350,000 Freehold



- Hallway
  - Sitting Room
  - Master Bedroom Suite
  - Bathroom
  - Garage & Parking
- Cloakroom
  - Kitchen/Dining Room
  - 2 Further Bedrooms
  - Enclosed Garden
  - No Onward Chain

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.





**DESCRIPTION:**  
This end of terrace is located on the popular Picket Twenty development and is offered for sale with NO ONWARD CHAIN. The accommodation comprises hallway, cloakroom, sitting room, kitchen/dining room, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is parking for two cars, a garage and an enclosed rear garden with a covered decked area adjacent to the house.

**LOCATION:**  
Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

**ACCOMMODATION:**  
Front door into:

**HALLWAY:**  
Stairs to first floor with understairs cupboard and doors to:

**CLOAKROOM:**  
WC and wash hand basin.

**SITTING ROOM:**  
Window to front and bay window to side. Inset electric fire.

**KITCHEN/DINING ROOM:**  
Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset gas hob with extractor over and eye level oven. Integral dishwasher and washing machine, space for fridge/freezer and cupboard with wall mounted boiler. DINING AREA with French doors to covered seating area.

**FIRST FLOOR LANDING:**  
Loft access, linen cupboard and doors to:

**MASTER BEDROOM:**  
Window to side and door to:

**ENSUITE SHOWER ROOM:**  
Window to front. Shower cubicle, wash hand basin and WC.

**BEDROOM 2:**  
Window to front.

**BEDROOM 3:**  
Window to side.

**BATHROOM:**  
Window to front. Panelled bath, wash hand basin and WC.

**OUTSIDE:**  
To the front there is a path to the front door with shrubs. There are two parking spaces to the side and rear of the property and a garage located in a block.

**REAR GARDEN:**  
Adjacent to the house there is a covered decked area with lights, a heater and a hot tub. The remainder is laid to artificial turf with raised flower beds and a rear access gate.

**TENURE & SERVICES:**  
Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be a minimal estate charge as with most housing developments.

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.

