



14 Mercia Avenue, Charlton, SP10 4EJ  
Guide Price £395,000





## 14 Mercia Avenue, Charlton, Guide Price £395,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in the sought after village of Charlton to the North side of Andover with rolling countryside surrounding, Graham & Co are delighted to bring to the market this three/four bedroom detached family home requiring some upgrading and offered for sale with NO CHAIN. The property itself benefits from an entrance hall with cloakroom, kitchen and an open plan living room with dining area. To the first floor there are three/four bedrooms and a family bathroom, gas central heating and double glazing. Outside a drive leads to the garage with an enclosed garden to rear.







## Charlton

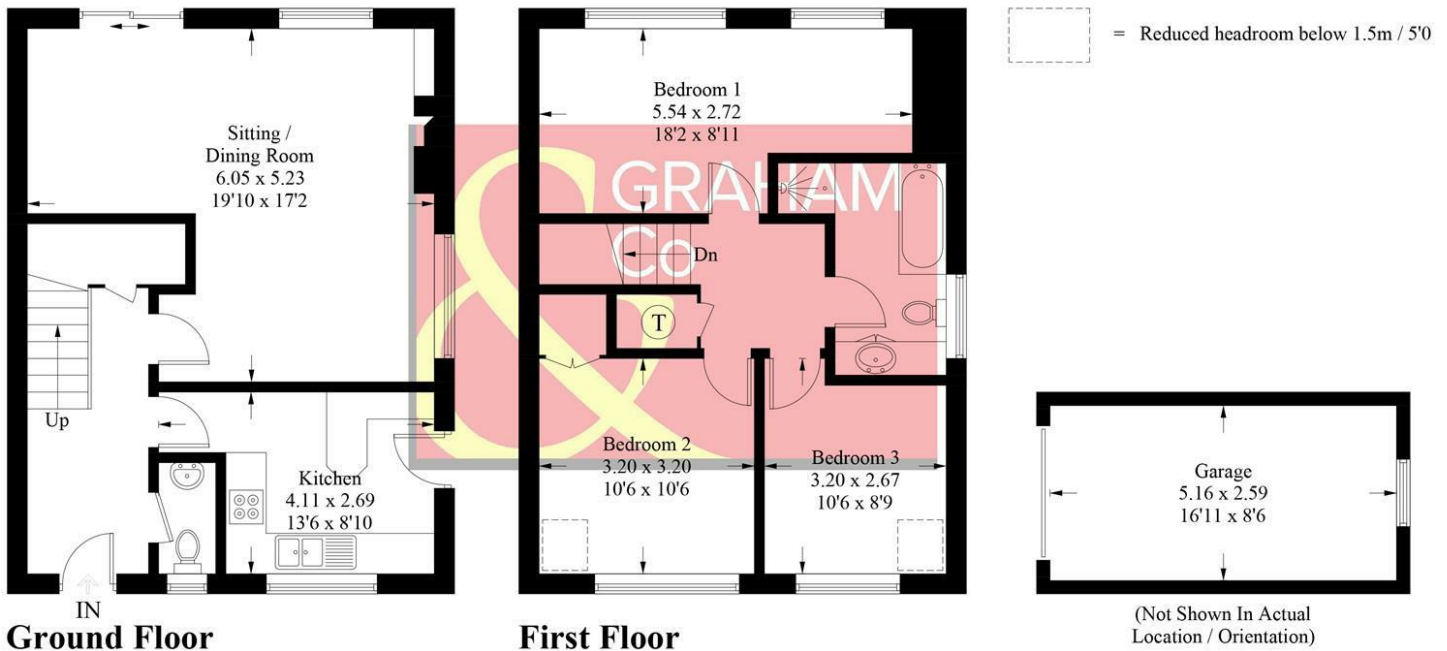
The village of Charlton is located on the outskirts of Andover, which has a post office, stores, church and public house. The town of Andover has a comprehensive range of educational, leisure and shopping facilities and a mainline railway station (within a 10/15 minute walk) to London Waterloo in about an hour. The A303 provides excellent road communications to the West Country and London via the M3 motorway. Charlton Lakes are situated close at hand and offer a range of outdoor leisure facilities including mini golf and pedalos, and the lakeside pavilion also provides refreshments with an indoor and outdoor seating area.





## Mercia Avenue, SP10

Approximate Gross Internal Area = 97.5 sq m / 1049 sq ft  
 Garage = 13.4 sq m / 144 sq ft  
 Total = 110.9 sq m / 1193 sq ft



PRODUCED FOR GRAHAM AND CO

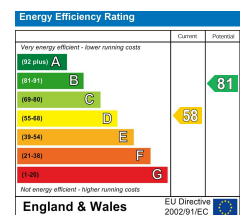
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1079026)

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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.