



31 Mercury Drive, Andover, SP11 6UD
Guide Price £350,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled on Mercury Drive, Picket Twenty in the charming town of Andover, this delightful semi-detached house, built in 2014, offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a welcoming reception room, providing a comfortable area for relaxation and entertaining guests.

The property boasts two bathrooms, ensuring ample facilities for the household, which is particularly beneficial during busy mornings. The contemporary design and layout of the home reflect the quality of construction typical of its age, making it a desirable choice for buyers looking for a move-in ready residence.

Situated at the edge of the picturesque Picket Twenty field, residents can enjoy the beauty of nature right on their doorstep, perfect for leisurely walks or outdoor activities. Additionally, the property includes a garage and parking space, offering practicality and ease for everyday living.

One of the standout features of this home is that it is being sold with no onward chain, allowing for a smooth and efficient purchasing process. This property presents an excellent opportunity for those looking to settle in a vibrant community with all the amenities Andover has to offer. Do not miss the chance to make this lovely house your new home.



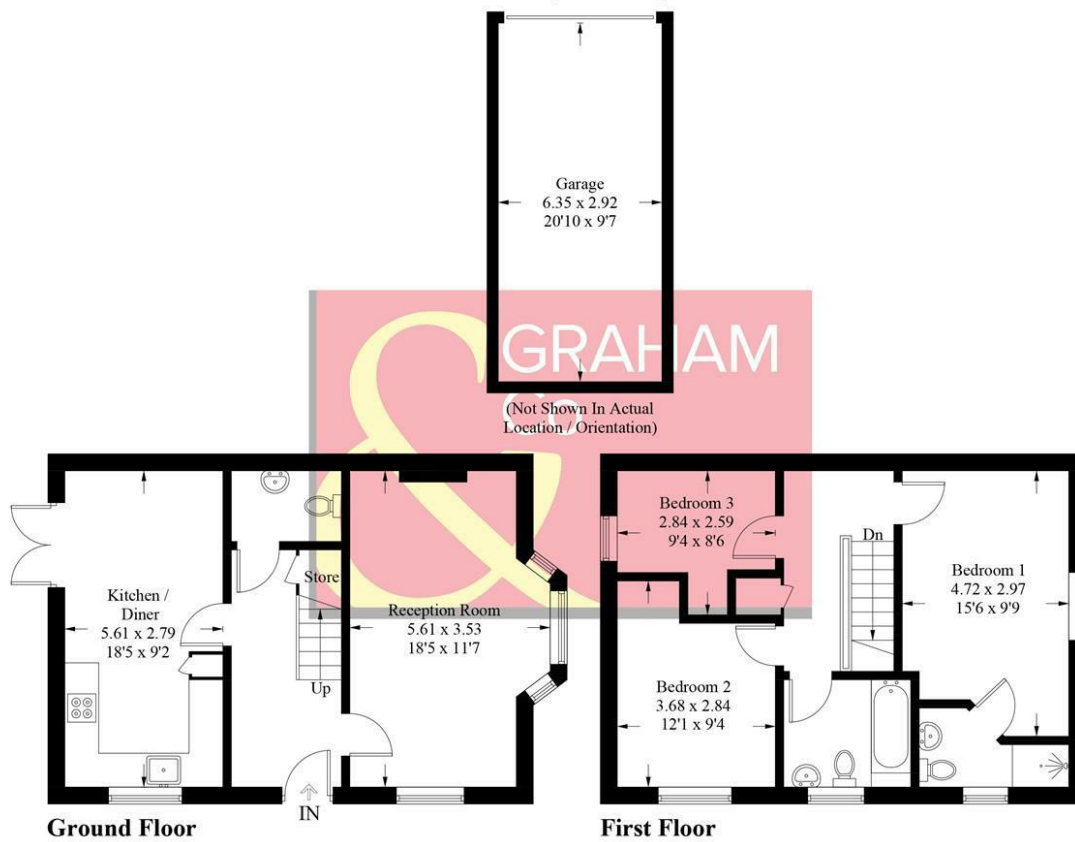


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there are several supermarkets, both in and out of the town centre. At the very hub of Picket Twenty, a community centre, day nursery and primary school are being provided, along with shopping facilities for day-to-day needs. Parks with children's play areas are also a feature on this development. Further opportunities for outdoor leisure come with the provision of a magnificent 64-acre urban park, complete with a sports pavilion, football pitches, cricket pitch, tennis court, play area and multi-use games centre - this large open space, so close to home, is bound to be popular with all members of the family. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.



Mercury Drive, SP11

Approximate Gross Internal Area = 91.2 sq m / 982 sq ft
Garage = 18.4 sq m / 198 sq ft
Total = 109.6 sq m / 1180 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 (ID1179065)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		88
(81-94) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: D



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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.