



88 Mercia Avenue, Charlton, SP10 4HA
Guide Price £345,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Nestled on the charming Mercia Avenue in Charlton, this delightful semi-detached house offers a perfect blend of comfort and convenience. Just a stones throw from Charlton Lakes which has multiple leisurely activities and open green space perfect for families.

The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas and the kitchen, which is well-equipped for all your culinary needs.

The property features a modern bathroom, designed with both style and functionality in mind. Each bedroom is generously sized, allowing for personalisation and comfort, whether for children, guests, or a home office.

Built in the 1980's this house combines contemporary living with the charm of a well-established neighbourhood. The exterior of the property is equally appealing, with ample parking space for numerous vehicles, ensuring convenience for you and your visitors.





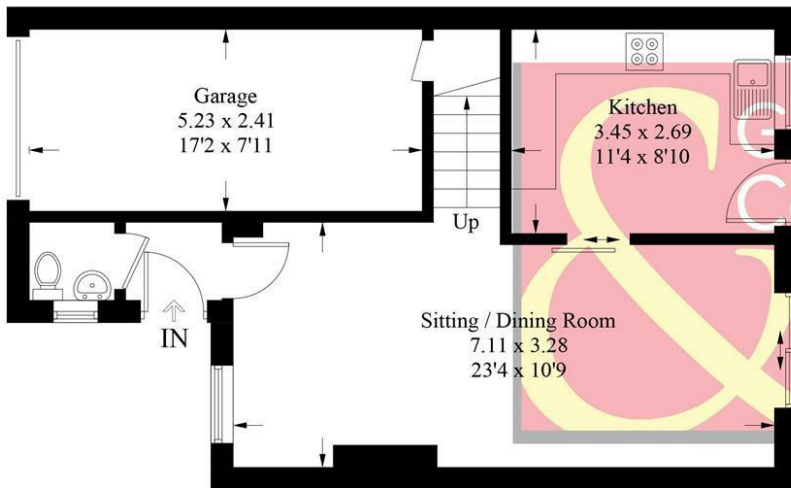
Charlton

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.

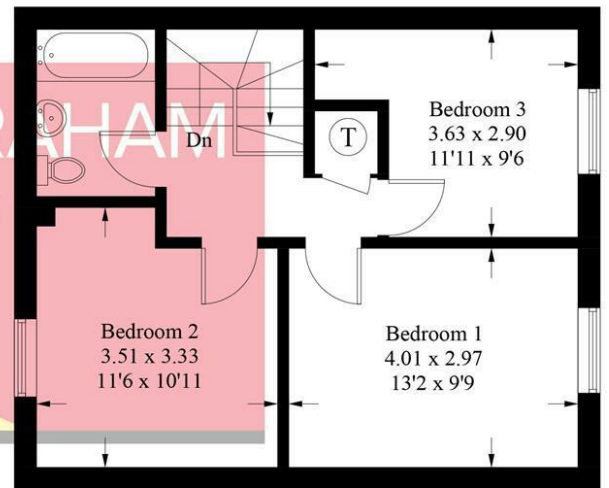


Mercia Avenue, SP10

Approximate Gross Internal Area = 96.7 sq m / 1041 sq ft
(Including Garage)



Ground Floor



First Floor

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 (ID1181879)

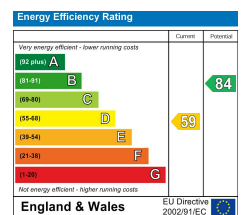
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