GRAHAM & Co

01264 356500
property@grahamco.co.uk
www.grahamco.co.uk

41 Mercia Avenue, Charlton, Andover, SP10 4HA
Guide Price £349,950

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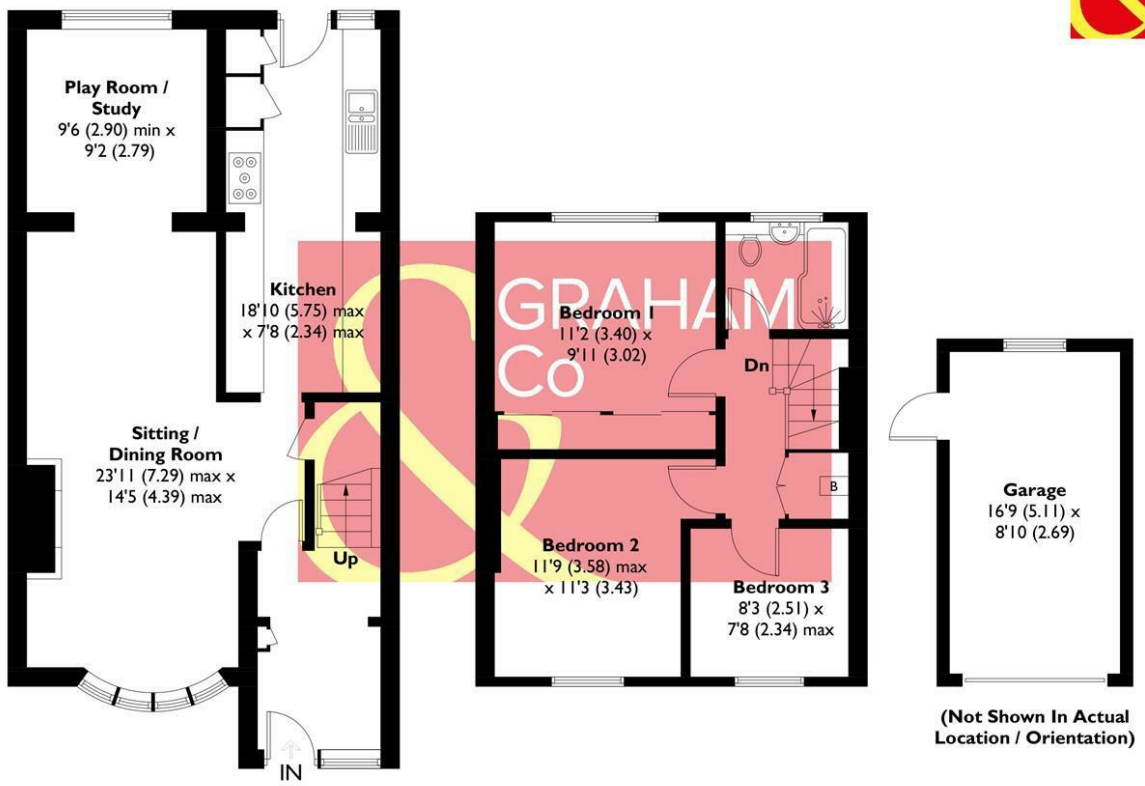
PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market an extended family home in the highly sought after Charlton village. The accommodation spans over 1200 square feet including the garage and comprises a porch, a 23 foot lounge diner, play room/study and a kitchen. Upstairs there is a family bathroom and three well sized rooms with the master benefitting from a fitted sliding wardrobe. The rear garden is fence enclosed with level lawn and patio with a courtesy door leading to a garage and parking. The front aspect has a large driveway able to house multiple vehicles. Early viewings are strongly recommended to avoid disappointment.

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.

APPROXIMATE GROSS INTERNAL AREA = 1079 SQ FT / 100.2 SQ M
GARAGE = 148 SQ FT / 13.8 SQ M
TOTAL = 1227 SQ FT / 114.0 SQ M



GROUND FLOOR
645 SQ FT / 59.9 SQ M

FIRST FLOOR
434 SQ FT / 40.3 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1323476)

Produced for Graham & Co

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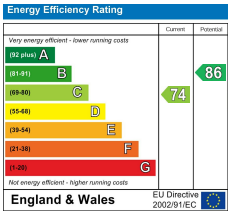

Tax Band: C

OPEN 7 DAYS

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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.