



17 Mercury Drive, Andover, SP11 6UD  
Guide Price £285,000



## 17 Mercury Drive, Andover, Guide Price £285,000

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

An impressive three double bedroom town house built by Charles Church homes and positioned on the popular Picket Twenty development on the edge of Andover. The accommodation itself is arranged over three floors and benefits from entrance hall with cloakroom, living room with dining area, and fitted kitchen/breakfast room to the ground floor. To the first floor there are two double bedrooms and bathroom, with stairs leading to the second floor having the master bedroom suite with shower room and dressing area. Outside there is an enclosed rear garden with direct access to the garage.



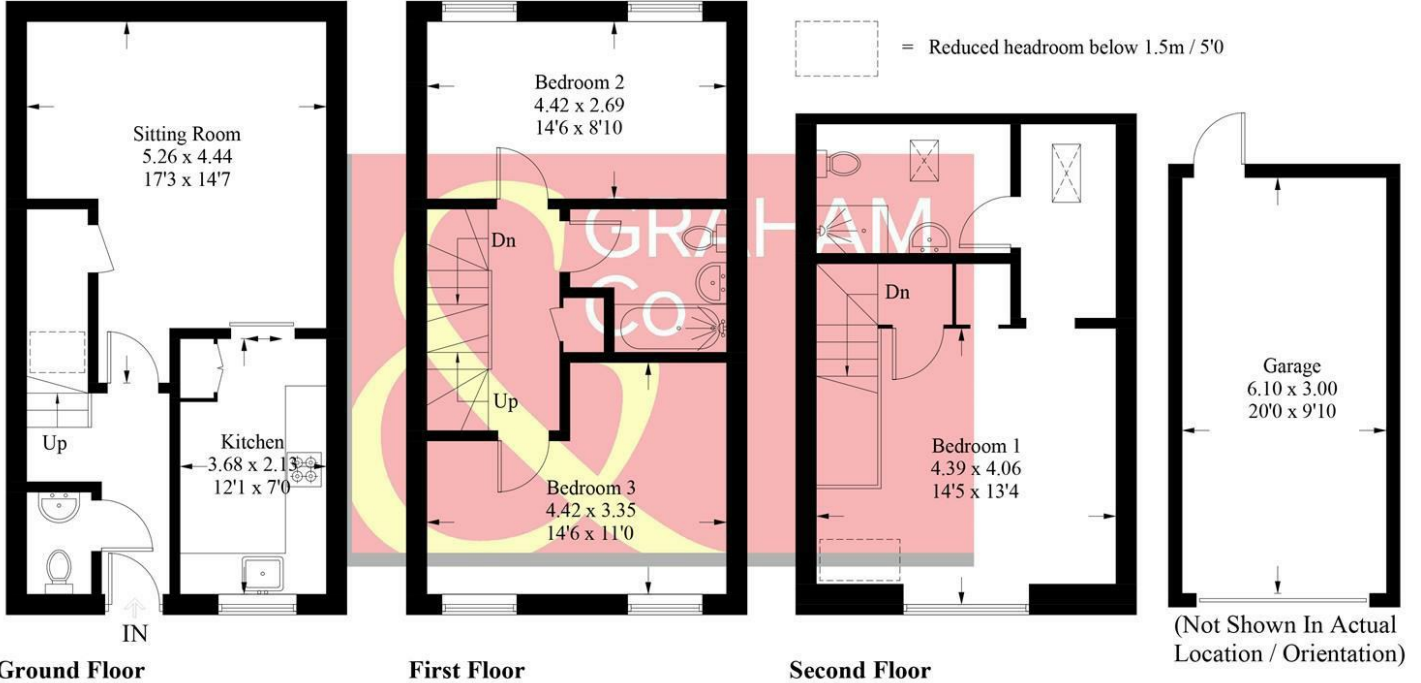


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there 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 has a minimal yearly "estate charge". Please ask for further information.



# Mercury Drive, SP11

Approximate Gross Internal Area = 104.3 sq m / 1123 sq ft  
 Garage = 18.3 sq m / 197 sq ft  
 Total = 122.6 sq m / 1320 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 (ID768853)

## DIRECTIONS

Leave Andover on the B3400 towards Whitchurch. At the roundabout take the 2nd exit into Picket Twenty. Continue along Picket Twenty Way and take the second turning on the right hand side into Mercury Drive.

Energy Efficiency Rating		Current	Potential
Better energy efficient - lower running costs			
100 points	A		
81-100	B	85	85
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.