



25 Mercury Drive, Andover, SP11 6UD
Guide Price £330,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to bring to the market this stunning three bedroom end-of-terrace family home presented in show home condition throughout and position on the edge of this sought after development close to park and open fields. The property itself has been maintained and upgraded to a high standard and benefits from an entrance hall with cloakroom, living room with bay window and an open plan fitted kitchen leading to dining area having feature wall mural and double doors to the rear garden. To the first floor there are three bedrooms with the master having en-suite shower room and family bathroom, gas central heating and double glazing. Outside the rear garden has been superbly landscaped with entertainment in mind and low maintenance providing a decking area with HOT TUB all covered and lighting leading to an artificial lawn raised flower beds all enclosed by wall and fencing, garage and parking spaces. No Chain.






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.

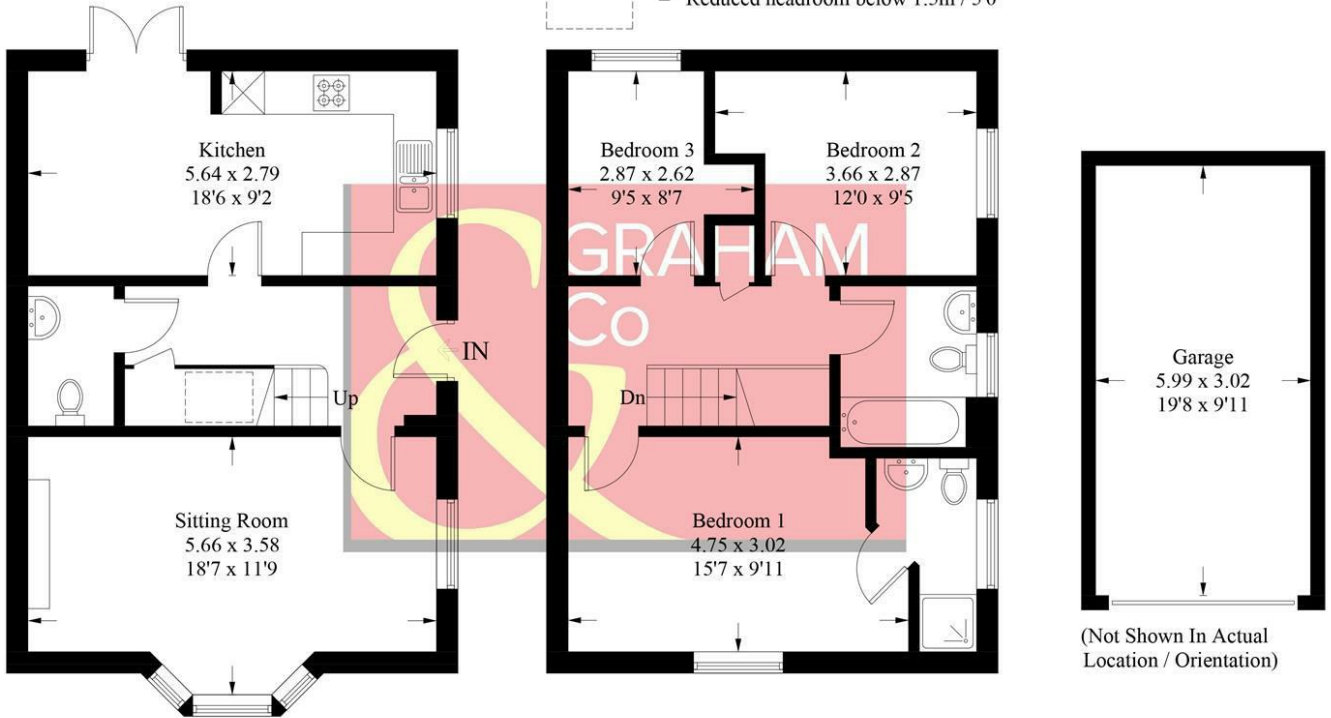


Mercury Drive, SP11

Approximate Gross Internal Area = 93.7 sq m / 1008 sq ft
 Garage = 18.0 sq m / 194 sq ft
 Total = 111.7 sq m / 1202 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor

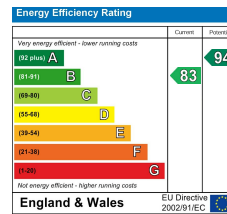
First Floor

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 (ID799513)

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.



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.