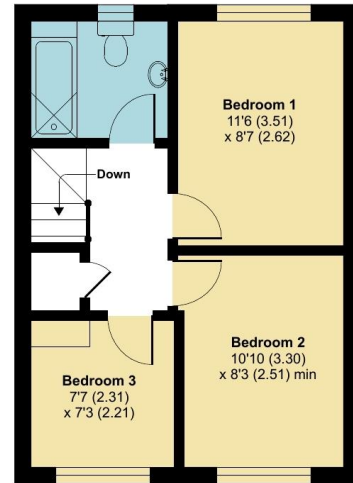
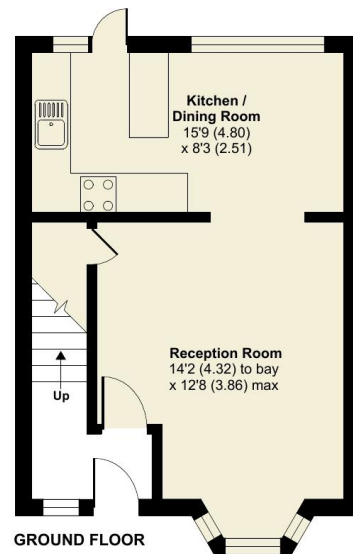


Bede Drive, SP10

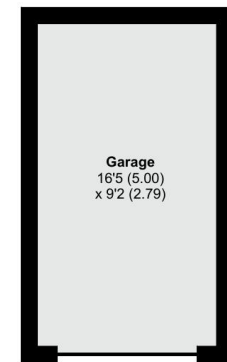
Approximate Area = 738 sq ft / 68.6 sq m
Garage = 151 sq ft / 14 sq m
Total = 889 sq ft / 82.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

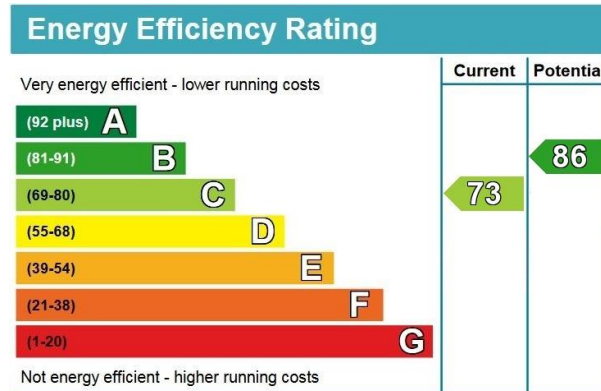


 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Austin Hawk Ltd. REF: 1104102 



Bede Drive, Charlton

Guide Price £335,000 Freehold



- Hallway
- Open Plan Kitchen/Dining Room
- Family Bathroom
- Garage with Power & Lighting
- Desirable Location

- Living Room
- Three Bedrooms
- Driveway Parking
- Landscaped Rear Garden
- Close to Open Countryside

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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DESCRIPTION: This semi-detached house is located in a quiet cul-de-sac on the edge of this popular village close to Charlton Lakes and has had a number of upgrades during the tenure of the current vendors in recent years. The well-presented accommodation comprises hallway, living room, open-plan kitchen/dining room, three bedrooms and a bathroom. Outside there is a low maintenance front garden with driveway parking to the side and access to the recently landscaped garden and garage at the rear.

LOCATION: Bede Drive can be found off Portchester Close, on the northern edge of Charlton village. The location benefits from many local amenities with open countryside and public footpaths literally on the doorstep, Andover's town centre nearby as well as schools that cater for all age groups. Charlton village, although close to Andover maintains a strong village feel. Local amenities include convenience stores, public houses, fast food outlets, GP and Dental practices, Hospital, petrol station and Charlton Lakeside Leisure Park which itself offers scenic walking, a children's play park, sports fields, crazy golf, pitch and putt and the weekly park run plus coarse fishing on the lake itself. Andover's mainline railway station is also a short distance away and offers London bound commuters access to Waterloo Station in just over an hour. Nearby Mercia Avenue is also on a regular bus route to and from Andover's town centre.

ACCOMMODATION: Open porch with front door into:

HALLWAY: Full height window to front, to the side of the front door. Stairs to first floor, radiator, consumer unit and door into:

LIVING ROOM: Bay window to front. Door to understairs storage cupboard. Radiator. Open plan to:

KITCHEN/DINING ROOM: Door to rear garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset electric hob with extractor over and oven below. Tiled splashbacks. Space and plumbing for washing machine, space for fridge/freezer, cupboard with wall mounted gas combi boiler and open plan to DINING AREA with window to rear.

FIRST FLOOR LANDING: Access to a partially boarded loft; over-stairs storage cupboard and doors to:

BEDROOM 1: Double bedroom with window to the rear. Radiator.

BEDROOM 2: Double bedroom with window to front. Radiator.

BEDROOM 3: Single bedroom with window to rear. Radiator.

BATHROOM: Window to rear. Panelled bath with a fully tiled bath enclosure and electric shower over the bath. Wash hand basin, WC and heated towel rail.

OUTSIDE: To the front there is an area of lawn with a path to the front door. A driveway to the side offers parking for two cars. A gate leads to:

REAR GARDEN: Landscaped in 2023 with a patio area adjacent to the property with retaining sleepers and garden lighting. Steps up to an area of artificial lawn and a raised shrub border to the rear.

GARAGE: Currently located in the rear garden but the fence could be removed at the end of the driveway to allow vehicular access. The garage has power, lighting and an up and over door.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

