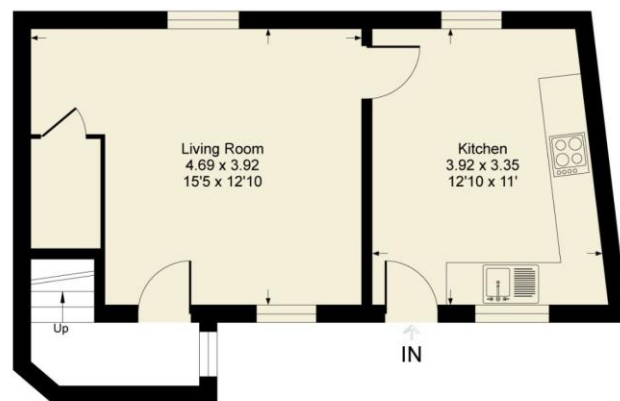


Charlton, SP10
Approximate Gross Internal Area = 76.2 sq m / 821 sq ft

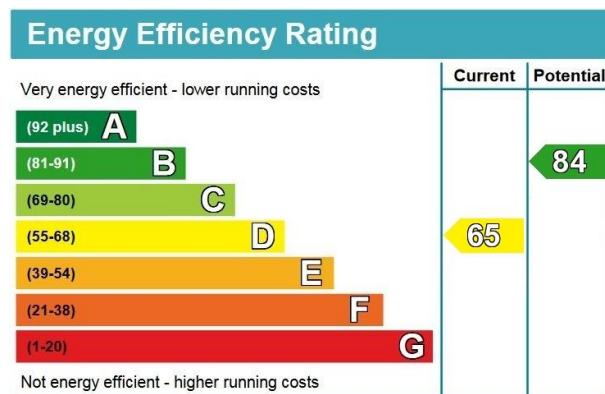


First Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



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.



Charlton, Andover

Guide Price £235,000 Freehold

- **No Onward Chain**
- **Living Room**
- **Bathroom**
- **Close to Numerous Amenities**
- **Dual Aspect Kitchen**
- **2 Double Bedrooms**
- **Driveway Parking**
- **Close to Railway Station**

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DESCRIPTION:

Available to the property market with No Onward Chain, this two-double-bedroomed, terraced house is tucked away in the heart of the village of Charlton, close to both open countryside and numerous local amenities, including Andover's mainline railway station and hospital, shops, a public house, St Thomas' church, Charlies's Fishing Lake and Charlton Lakeside Leisure Park. The accommodation comprises a dual aspect kitchen, good-sized living room, inner hallway, two double bedrooms and a bathroom. Outside there is driveway parking directly in front of the property.

LOCATION:

The village of Charlton lies just to the north of Andover with the location benefitting from many local amenities with open countryside and public footpaths nearby plus Charlton Lakeside Leisure Park, which offers scenic walking, a children's play park, sports fields, crazy golf, pitch and putt, weekly park runs plus coarse fishing on the lake itself. Charlton's Foxcotte Road offers routes to nearby open countryside as well as being in the catchment area of the 'Outstanding' rated Portway Infant School and 'Good' rated Portway Junior School. Local amenities include convenience stores, a public house, GP and Dental practices, a veterinary practice and a petrol station. Nearby Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre. 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, whilst the nearby A303 offers good road access to both London and the West Country. Charlton is also on a regular bus route to and from Andover's town centre.

ACCOMMODATION:

Front door into:

KITCHEN:

Dual aspect kitchen with windows to the front and the rear. A range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Electric freestanding cooker, space and plumbing for a washing machine and a tumble dryer, space for a fridge/freezer. Wall mounted gas boiler and consumer unit. Door to:

LIVING ROOM:

A good-sized, light and airy living room with windows to both the front and the rear. Door to built-in, understairs storage cupboard and door to:

INNER HALLWAY:

Window to the side and stairs to first floor.

FIRST FLOOR LANDING:

Windows to the rear. Door to built-in storage cupboard and doors to:

BEDROOM ONE:

Double bedroom with a window to the front. Radiator.

BEDROOM TWO:

Double bedroom with a window to the front. Double doors to a built-in wardrobe cupboard. Radiator.

BATHROOM:

Window to the front. Fully tiled bath enclosure with a panelled bath and an electric shower over. Close coupled WC, pedestal hand wash basin and a heated towel rail. Loft access.

OUTSIDE:

Accessed directly from a lane off Charlton Road, there is driveway parking directly in front of the property.

TENURE & SERVICES:

Freehold. Mains drainage, water, 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.

