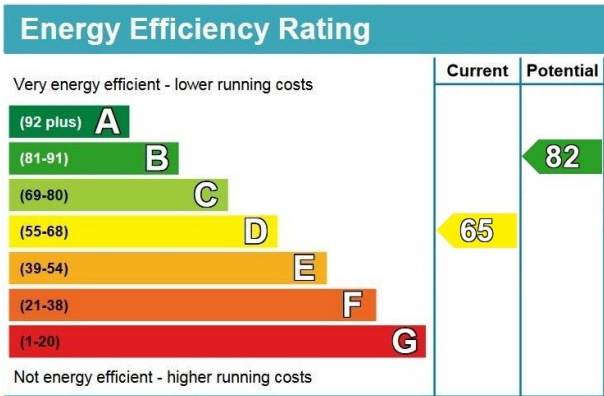




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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 Road, Andover

Guide Price £350,000 Freehold

- Hallway
 - Dining Room
 - Kitchen
 - Bathroom
- Living Room
 - Conservatory
 - 3 Bedrooms
 - Mature Garden



DESCRIPTION:
Offered for sale with no onward chain, this delightful detached home is situated on a well-established residential road, offering both convenience and charm. Ideally located close to local amenities, the town centre and within walking distance of the railway station, it provides easy access to transport links. The accommodation has been fully refurbished to a high standard whilst retaining many original features and comprises hallway, living room, dining room, conservatory, kitchen, three bedrooms and a bathroom. A particular feature is the good sized rear garden which benefits from a greenhouse, shed and mature trees to the rear.

LOCATION:
The location of the property benefits from a host of local amenities whilst being a short distance from both open countryside and Andover's town centre with its theatre, leisure centre and High Street just half a mile away. Nearby Charlton village, although close to Andover still 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 less than a quarter of a mile away from which London's Waterloo Station is just over an hour away.

ACCOMMODATION: Front door into:

HALLWAY:
Window to side. Stairs to first floor with understairs cupboard and doors to:

LIVING ROOM:
Bay window to front with plantation blinds. Original feature fireplace with marble hearth, decorative surround and iron mantle.

DINING ROOM:
Original open fireplace recess, cupboard with shelving, door to kitchen and French doors to:

CONSERVATORY:
Triple aspect a fully glazed, glass roof and French doors to garden.

KITCHEN:
Window and door to side. Range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Inset gas hob with extractor over and oven below. Integral fridge/freezer and dishwasher, space and plumbing for washing machine.

FIRST FLOOR LANDING:
Window to front. Airing cupboard with wall mounted combi boiler, loft access an doors to:

BEDROOM 1:
Windows to front.

BEDROOM 2:
Window to rear and original feature fireplace with marble hearth and cast iron surround.

BEDROOM 3:
Window to rear.

BATHROOM:
Window to side. Panelled bath, separate shower cubicle, vanity cupboard with quartz top and inset wash hand basin, WC with concealed cistern and heated towel rail.

OUTSIDE:
To the front there is a mature hedge with a gated path to the front door and gated side access to:

REAR GARDEN:
Good sized and mature rear garden with a patio area adjacent to the property. The remainder is laid to lawn with flower and shrub borders. To the rear there is a greenhouse, a shed and mature trees.

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.

