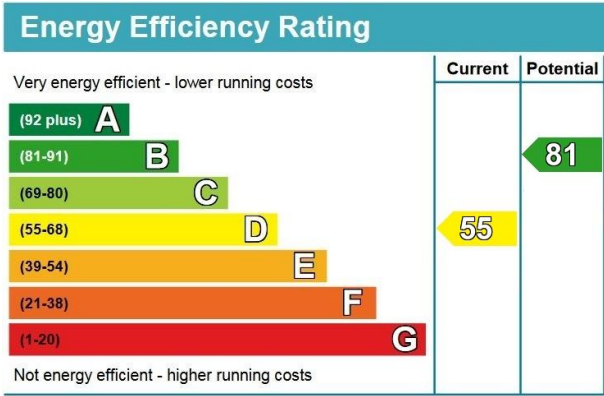




Sunnyside, Charlton, Andover

Guide Price £235,000 Freehold



- ACCOMODATION
 - LOUNGE/DINER
 - THREE BEDROOMS
 - GARDEN
- ENTRANCE LOBBY
 - KITCHEN
 - BATHROOM
 - GARAGE

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.



ACCOMMODATION:

Available to the property market, this three bedroom terraced with (NO CHAIN) home offers three good size bedrooms and a lounge/diner. Outside there is off-road parking and a garage, front garden and a fully enclosed garden to the rear.

LOCATION:

The village of Charlton lies within minutes of Andover's mainline railway station which runs a direct route to London's Waterloo in approximately an hour and is also minutes from the A303 which offers great road access to both London and the west country locations. Charlton Village also lies within the catchment area for the highly rated Portway School, which is certainly of benefit to families with children. Charlton Lakes recreation park is less than a five minute walk away, offering great facilities and lovely walks for both families and active couples. The village also benefits from a local Tesco Express and a well regarded public house. Nearby Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre.

PORCH:

Storage cupboard housing meters and door to:

LIVING/DINER ROOM:

Dual aspect, L shaped, stairs to first floor understairs recess and door to:

KITCHEN:

Rear aspect and door to garden. Base and eye level cupboards and drawers, stainless steel sink and drainer, inset single oven, gas hob and extractor over.

LANDING:

Access to loft and airing cupboard housing water tank and doors to:

BEDROOM 1:

Front aspect. Fitted wardrobe.

BEDROOM 2:

Rear aspect. Fitted wardrobe.

BEDROOM 3:

Front aspect. Fitted cupboard over the stairs.

BATHROOM:

Coloured suite comprises panelled bath, shower over, pedestal wash hand basin and low level WC.

GARAGE:

Up and over metal door.

FRONT GARDEN:

Enclosed garden laid mainly to lawn with mature shrubs and plants.

REAR GARDEN:

Block paved and side gate access.

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.

