



57 Charlton Road, Andover, SP10 3JY  
Guide Price £399,950





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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned along Charlton Road within walking distance of the train station and town centre, Graham & Co are delighted to bring to the market this detached bungalow which has been extensively upgraded and modernized by the present owner and offered for sale with No Chain. The property itself benefits from an entrance hall, open plan living room with dining area leading to the fitted kitchen and conservatory, three bedrooms, bathroom, utility, store and solar panels. Outside to the front there is a block drive with the rear garden of good size comprising patio, lawn interspersed with shrubs, enclosed by fencing.







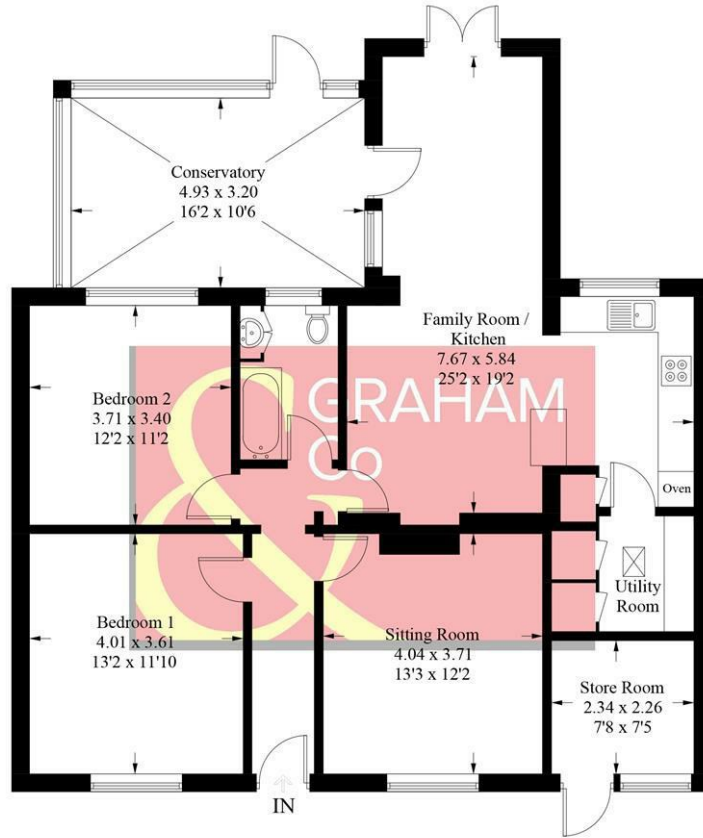
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.





# Charlton Road, SP10

Approximate Gross Internal Area = 119.2 sq m / 1283 sq ft  
(Including Store Room)



PRODUCED FOR GRAHAM AND CO

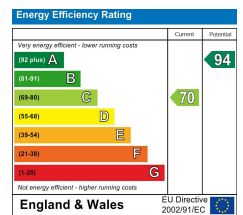
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID861802)

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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.

