



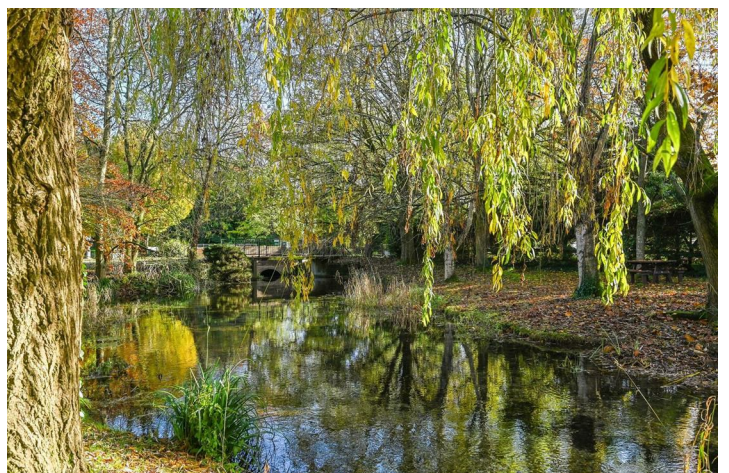
16 Carters Meadow, Charlton, Andover, SP10 4AF  
Guide Price £225,000



## 16 Carters Meadow, Charlton Andover, Guide Price £225,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

This lovely two bedroom cottage is located in the beautiful and sought after retirement development of Carters Meadow. The development is close to Andover and has excellent transport links to the town centre, Salisbury and Basingstoke. The local shops are within walking distance and include a Tesco Express supermarket with a post office counter. There are doctors' surgeries within walking distance and on the local bus route. Other nearby amenities includes a cinema, sports centre, a nature reserve and not forgetting the village pub. The accommodation comprises an entrance hall with cloakroom/shower room, fitted kitchen and a living/dining room having doors leading to the gardens. To the first floor there are two bedrooms and bathroom room. Outside there are beautiful landscaped water gardens and grounds.





## Charlton

The village of Charlton is located on the outskirts of Andover, which has a post office, stores, church and public house. The town of Andover has a comprehensive range of educational, leisure and shopping facilities and a mainline railway station (within a 10/15 minute walk) to London Waterloo in about an hour. The A303 provides excellent road communications to the West Country and London via the M3 motorway. Charlton Lakes are situated close at hand and offer a range of outdoor leisure facilities including mini golf and pedalos, and the lakeside pavilion also provides refreshments with an indoor and outdoor seating area.



# Carters Meadow, SP10

Approximate Gross Internal Area = 75.7 sq m / 815 sq ft  
(Including External Cupboard)



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. (ID1027287)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A			88
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: D



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