



17 Wetherby Gardens, Charlton, Andover, SP10 4DH
Guide Price £287,500



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PROPERTY DESCRIPTION BY Miss Jay Cowan

Welcome to this three-bedroom house, available with no onward chain! As you enter, you'll find yourself in a porch leading to a comfortable lounge, perfect for relaxing or hanging out with friends. The kitchen/diner nearby provides plenty of space for cooking and enjoying meals together.

Upstairs, there are three bedrooms, offering enough room for the whole family. A practical shower room and a separate toilet make getting ready in the morning a breeze.

Outside, there's a garage for parking or storage, and a garden to enjoy some outdoor time.





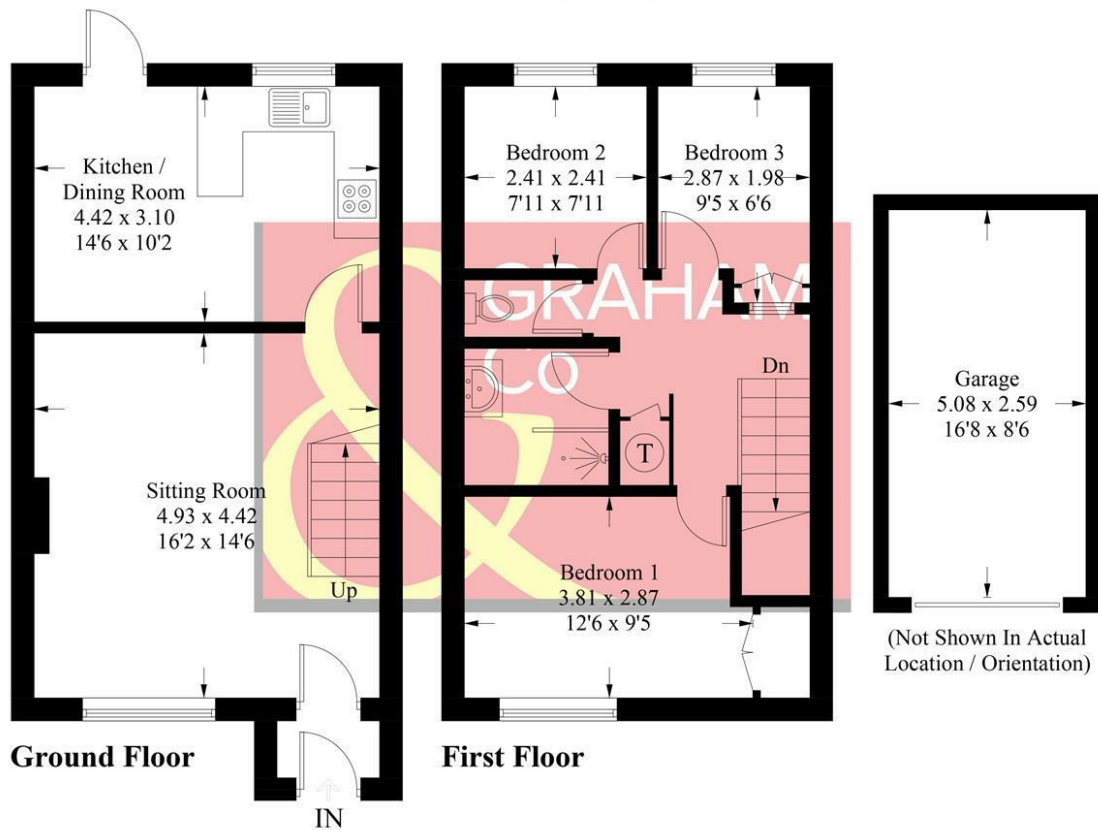
Charlton

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.



Wetherby Gardens, SP10

Approximate Gross Internal Area = 74.9 sq m / 806 sq ft
 Garage = 13.3 sq m / 143 sq ft
 Total = 88.2 sq m / 949 sq ft



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 (ID1079580)

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Very energy efficient - lower running costs	A (92 plus)		87
B (81-91)		71	
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: C



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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.