



7 Peake Way, Charlton, Andover, SP10 4FA  
Asking Price £360,000



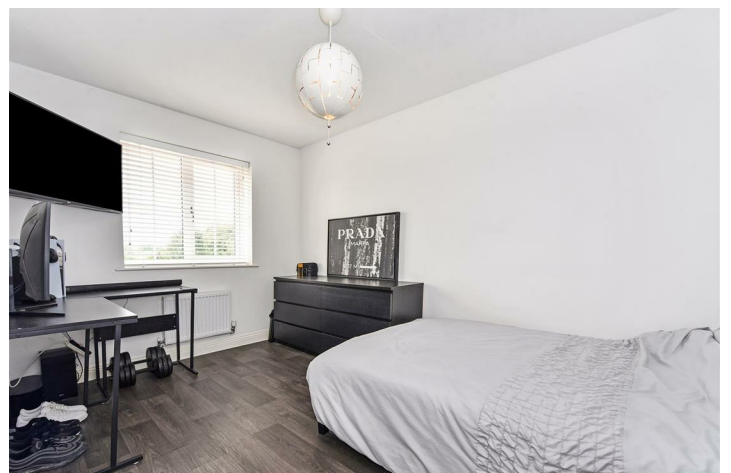
## 7 Peake Way, Charlton Andover, Asking Price £360,000

### PROPERTY DESCRIPTION BY Mr Nick King

Graham & Co are delighted to offer to the market, this modern three bedroom semi detached family home built in 2018.

The property comprises of; entrance hall with cloakroom, kitchen diner and living room. Upstairs the master bedroom has built in wardrobes and an en suite bathroom. There are two further bedrooms and a family bathroom completing the accommodation.

There is an enclosed rear garden, incorporating patio, lawn and gated access to the front. Off street parking for two vehicles is provided on the drive to the side of the property.





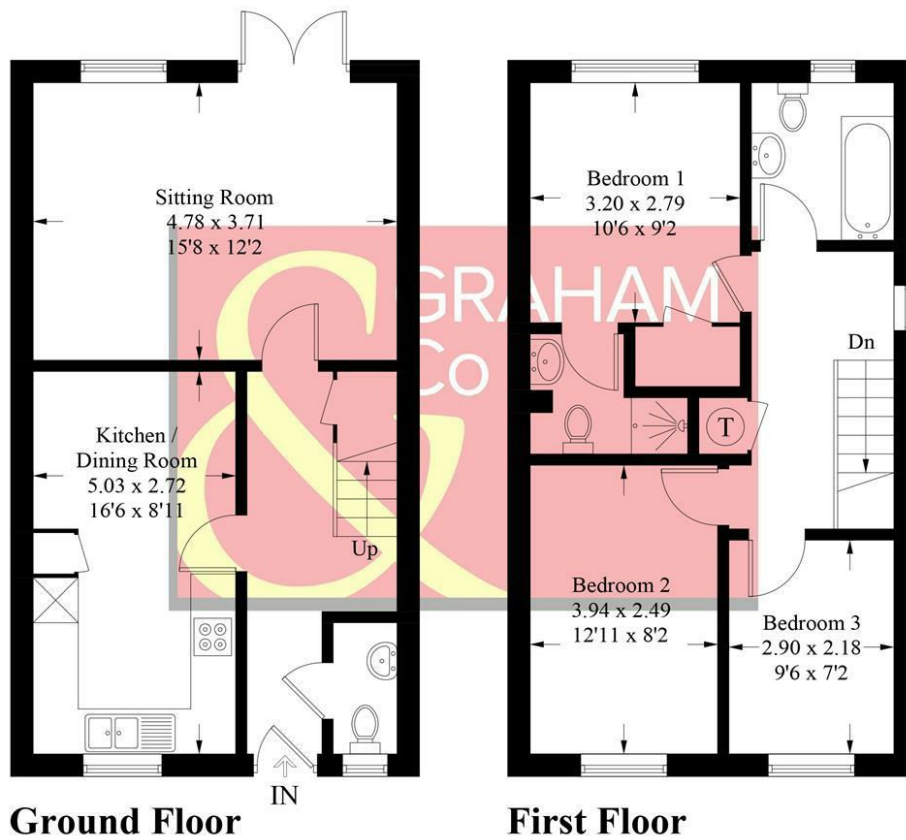
### Charlton Profile

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



# Peake Way, SP10

Approximate Gross Internal Area = 87.2 sq m / 939 sq ft



**Ground Floor**

**First Floor**

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 (ID1116849)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)	84	96
B (81-91)			
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: D



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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.

