



5 Aldrin Close, Andover, SP10 4DZ
Guide price £230,000



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PROPERTY DESCRIPTION BY Mr Ben Cox

A quietly situated three bedroom end of terraced house, located on the edge of this ever popular development with an extremely private enclosed garden. There is an entrance porch with cloakroom, living room, dining room, separate kitchen, three bedrooms and family bathroom.





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.

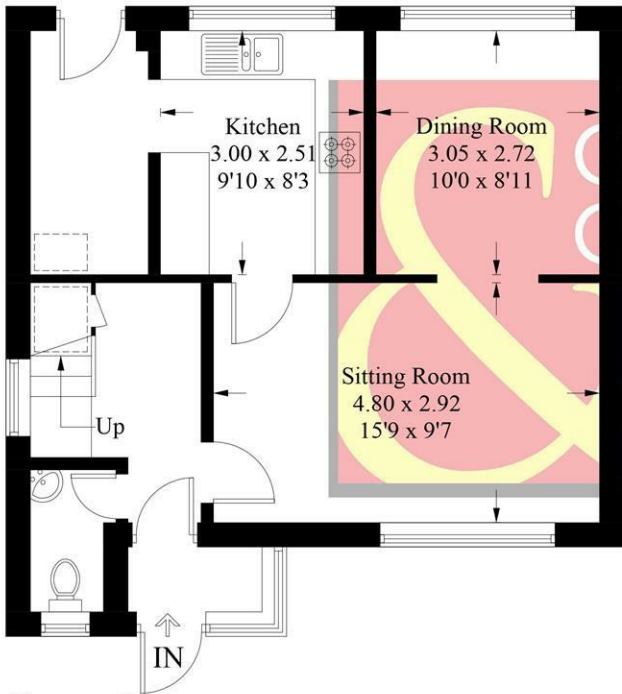


Aldrin Close , SP10

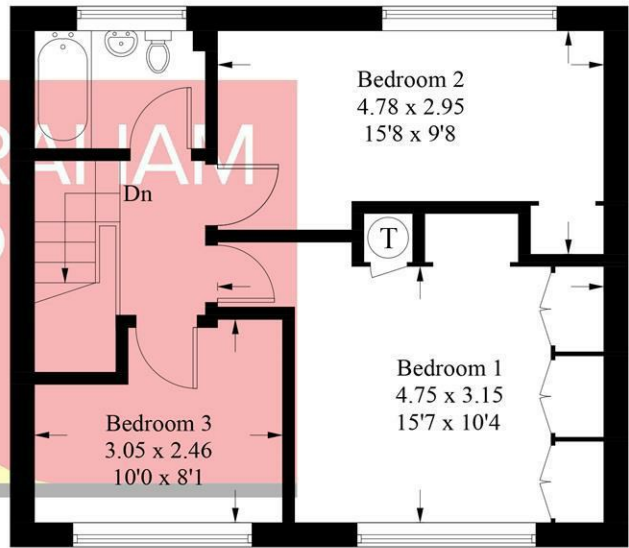
Approximate Gross Internal Area = 88.1 sq m / 948 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



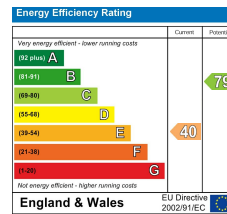
First Floor

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 (ID668892)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the third exit. At the following roundabout keep in the right and lane and proceed along Western Avenue to the Folly Roundabout. At the roundabout take the second exit into Redon Way and at the next roundabout take the second exit again towards Charlton. At the following roundabout take the first exit, left towards Charlton. When reaching the mini-roundabout in the middle of the village, turn right, and then take the first right in front of the Church. Proceed along and up the hill and take the right turn into Armstrong Rise and then the



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.