



34 Charlton Road, Andover, SP10 3JL
Guide Price £375,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

A stunning detached character property which has been tastefully refurbished by the present owners and offered for sale with NO CHAIN. The property offers a wealth of character with accommodation to include an entrance hall leading to the living room with views to front, dining room, fitted kitchen and a conservatory leads to the garden. To the first floor there are three bedrooms and a bathroom, gas central heating and double glazed sash windows. Outside there is a drive to front providing off road parking and a large garden to rear with patio and lawn, greenhouse with established grapevine and original 1940s summer house, all enclosed. The property is positioned in a sought after location just a short stroll to the train station, shops and amenities.





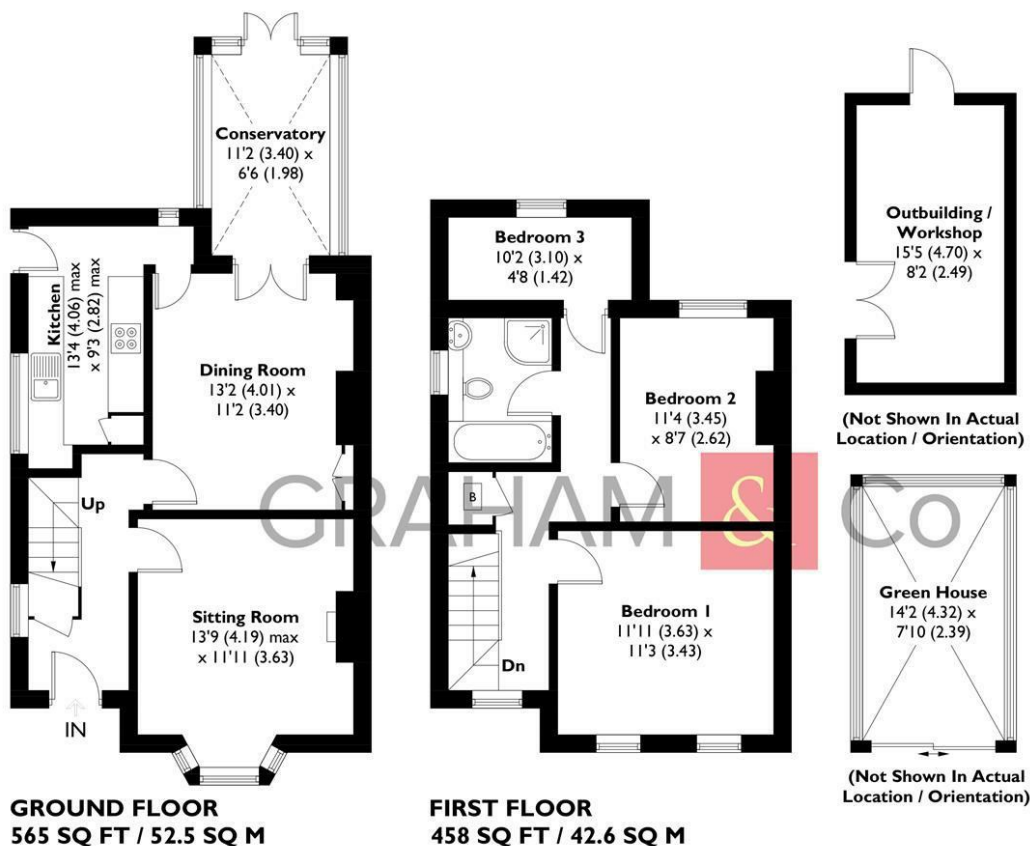
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boasts 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.





APPROXIMATE GROSS INTERNAL AREA = 1023 SQ FT / 95.1 SQ M
OUTBUILDINGS = 238 SQ FT / 22.1 SQ M
TOTAL = 1261 SQ FT / 117.2 SQ M

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1325530)
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Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		82
(81-94) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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