

Sunnyside Close, SP10
 Approximate Gross Internal Area = 62.1 sq m / 668 sq ft
 Approximate Garage Internal Area = 12.6 sq m / 136 sq ft
 Approximate Total Internal Area = 74.7 sq m / 804 sq ft

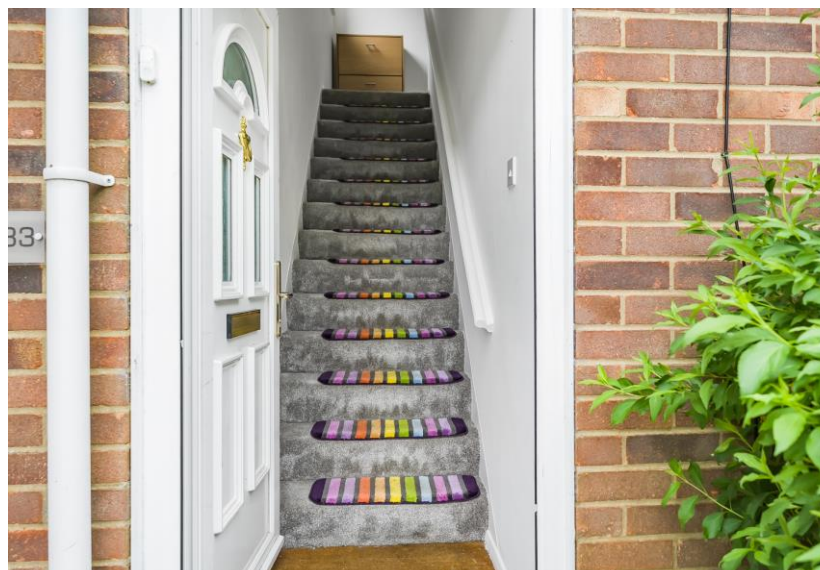


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Sunnyside Close, Charlton

Guide Price £185,000 Leasehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- Hallway
- Kitchen
- Bathroom
- Parking

- Living/Dining Room
- 2 Double Bedrooms
- Garage
- No Onward Chain

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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DESCRIPTION:

Offered for sale with no onward chain, this first floor maisonette is located in the heart of the village of Charlton close to local amenities and the popular Charlton Lakes. The accommodation comprises hallway, living/dining room, kitchen, two double bedrooms and a bathroom. Outside there is a garage with a parking space to the front with additional communal parking nearby.

LOCATION:

The village of Charlton lies within minutes of Andover's mainline railway station which runs a direct route to London's Waterloo in approximately an hour and is also minutes from the A303 which offers great road access to both London and the west country locations. Charlton Village also lies within the catchment area for the highly rated Portway School, which is certainly of benefit to families with children. Charlton Lakes recreation park is less than a five minute walk away, offering great facilities and lovely walks for both families and active couples. The village also benefits from a local Tesco Express and a well regarded public house. Nearby Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre.

ACCOMMODATION:

Front door into lobby with stairs to first floor.

HALLWAY:

Window to side. Loft access, airing cupboard with gas boiler, further storage cupboard and doors to:

LIVING/DINING ROOM:

Good sized room with a window to the rear.

KITCHEN:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Space for free-standing cooker, space and plumbing for washing machine and space for fridge/freezer.

BEDROOM 1:

Window to front.

BEDROOM 2:

Window to front and fitted wardrobe cupboard.

BATHROOM:

Window to side. Panelled bath with shower over, wash hand basin and WC.

OUTSIDE:

There is a garage with a parking space to the front and further communal parking nearby.

TENURE:

Leasehold with 952 years remaining. Annual service charge of approximately £50.00.

SERVICES:

Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

