

Charlton Road, Andover, SP10

Approximate Area = 808 sq ft / 75 sq m
 Outbuildings = 43 sq ft / 3.9 sq m
 Total = 851 sq ft / 78.9 sq m
 For identification only - Not to scale

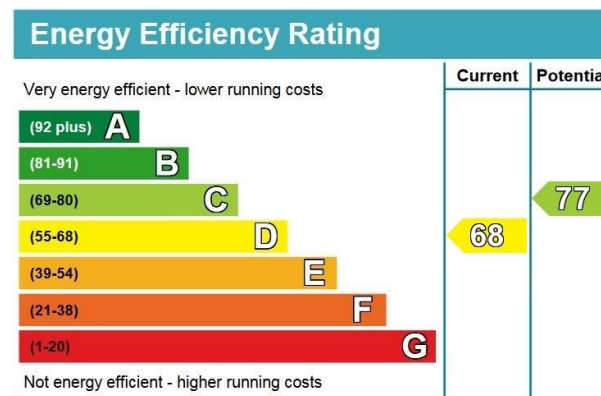


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Austin Hawk Ltd. REF: 1347507



Charlton Road, Andover

Guide Price £250,000 Freehold



- Living Room
- Kitchen
- Bathroom
- Large Garden

- Dining Room
- 2 Double Bedrooms
- Loft Games Room
- Close to the Train Station

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:

This terraced house is located on an established residential road within walking distance of the railway station and the town centre. The accommodation comprises living room, dining room, kitchen, two double bedrooms and a bathroom. The loft has been converted into a games room with power, light and insulation. A particular feature of the property is the good sized garden which measures over 100ft in length and benefits from an outside store and toilet attached to the house.

LOCATION:

Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station, which is a short walk away, runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

ACCOMMODATION:

Front door into:

LIVING ROOM:

Window to front. Feature cast iron fireplace with tiled hearth and door to:

DINING ROOM:

Window to rear. Stairs to first floor, fireplace with new electric fire and access to:

KITCHEN:

Window to side and door to garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset electric hob with extractor over and oven below. Space and plumbing for washing machine and tumble drier.

FIRST FLOOR LANDING:

Access via a ladder to the loft which has been converted into a **GAMES ROOM** with power, light and insulation. Doors to:

BEDROOM 1:

Window to front. Fitted cupboard with hanging rail and shelving, feature cast iron fireplace and air conditioning.

BEDROOM 2:

Window to rear and shelved alcoves.

BATHROOM:

Window to rear. Panelled bath with shower over, two wash hand basins and a WC. Heated towel rail and wall mounted combi boiler.

OUTSIDE:

To the front there is a small garden enclosed by a brick wall with a gated path to the front door. Parking permits for Heather Drive (close to the property) can be purchased from Test Valley Council.

REAR GARDEN:

A particular feature of the property is the good sized garden which measures over 100ft in length. Small patio area adjacent to the house with an outside store and toilet. The remainder is laid to lawn with a shed and apple tree.

TENURE & SERVICES:

Freehold. 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.

