



**86 Charlton Road, Andover, SP10 3JY**  
**£1,395 Per Month**

## PROPERTY DESCRIPTION BY *Tanya Owens*

Graham & Co are pleased to offer this two bedroom semi detached home situated on Charlton Road which is within walking distance to the train station.

The property benefits from entrance hall, kitchen/dining room, kitchen, utility room, /downstairs cloakroom, conservatory, two bedrooms and bathroom. Outside there is an enclosed rear garden with various outbuildings and driveway parking.

Unfurnished.

Available beg August.

## DIRECTIONS

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 105 plus                                    | A |                         |           |
| 81-104                                      | B |                         |           |
| 69-80                                       | C |                         |           |
| 55-68                                       | D |                         |           |
| 39-54                                       | E |                         |           |
| 21-38                                       | F |                         |           |
| 1-20  | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

**Tax Band: C**



**OPEN 7 DAYS**

If you are considering selling your home please contact us today for your free no obligation valuation

**01264 356500**

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.