



80 Carters Meadow, Charlton, SP10 4AE
Asking Price £235,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

A two bedroom end-of-terrace retirement cottage having warden on site and situated in the sought after Carters Meadow development and the enviable position of backing onto beautiful landscaped lakeside gardens in the village of Charlton to the north side of Andover. The house itself comprises entrance hall with cloakroom/shower room, living room and conservatory, fitted kitchen/breakfast room, to the first floor there are two bedrooms and modern shower room. Nearby facilities include convenience store/post office/ public house, church and leisure centre . There is also an excellent bus route at the end of the road.





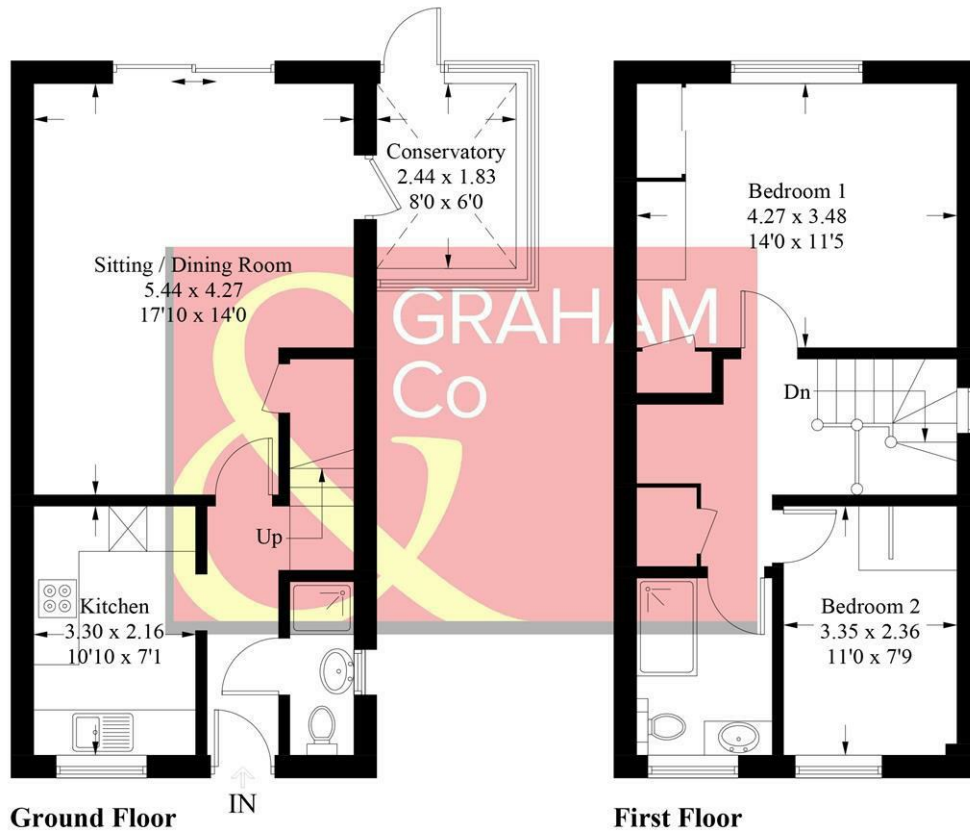
Charlton

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.



Carters Meadow, SP10

Approximate Gross Internal Area = 81.5 sq m / 877 sq ft

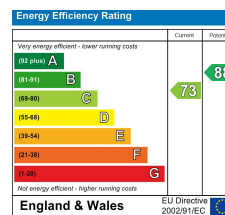


PRODUCED FOR GRAHAM AND CO

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 (ID702004)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the third exit. At the following roundabout follow the road around in the right hand lane into the Western Avenue dual carriageway and follow the signs to Charlton. On reaching the centre of the village, take the first turning left and immediately right into Carters Meadow.



Tax Band: D



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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.