



3 Collins Close, Charlton, Andover, SP10 4EA  
Guide Price £224,950



## 3 Collins Close, Charlton Andover, Guide Price £224,950

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Positioned in the sought-after village of Charlton to the north side of Andover, Graham & Co are delighted to offer for sale this impressively sized two bedroom property, benefiting from no onward chain. The accommodation comprises in brief: a spacious entrance hall, living room with views to front, dining room with views over garden and modern fitted kitchen with built-in hob, oven and extractor fan. To the first floor there are two double bedrooms, both having built-in wardrobes, well appointed bathroom. There is gas central heating, double glazing and enclosed garden to rear.



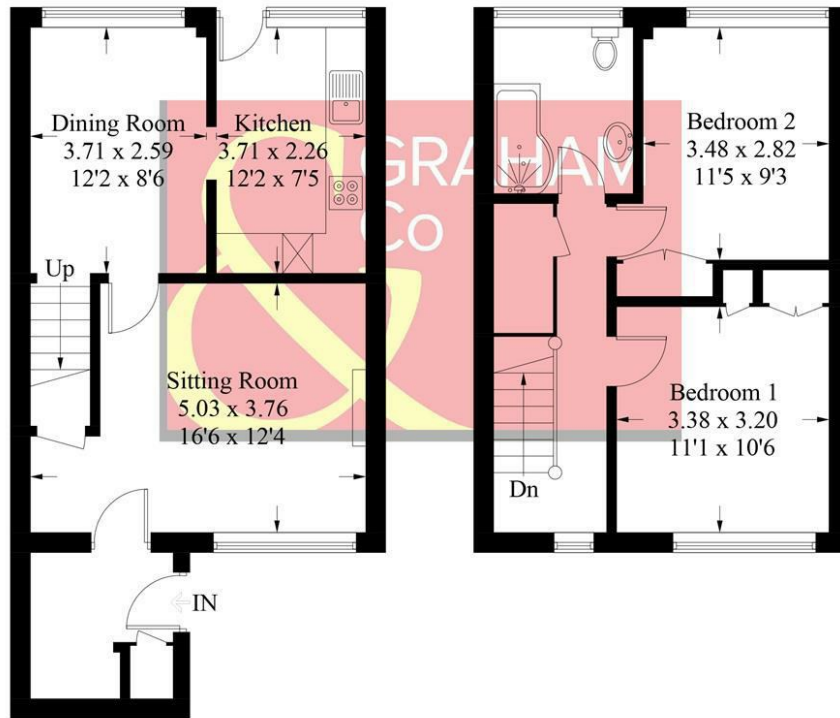


The village of Charlton is located on the outskirts of Andover, which has a post office, stores, church and public house. The town of Andover has a comprehensive range of educational, leisure and shopping facilities and a mainline railway station (within a 10/15 minute walk) to London Waterloo in about 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.



# Charlton, Andover, SP10

Approximate Gross Internal Area = 82.3 sq m / 886 sq ft



**Ground Floor**

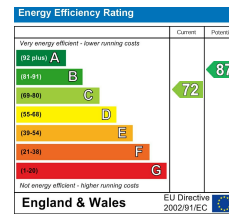
**First Floor**

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 (ID610095)

## DIRECTIONS

Proceed from the town centre along Western Avenue. At the Folly roundabout take the 2nd exit into Redon Way. At the following roundabout take the 2nd exit, signposted Charlton. At the next roundabout take the 1st exit left towards Charlton. At the mini-roundabout in the centre of Charlton turn right and then take the 1st right into Enham Lane. Follow the road around and up and take the 1st right into Armstrong Rise. Proceed along Armstrong Rise and take the first right into Collins Close.



Tax Band: C



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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.