

53 Armstrong Rise, Charlton, Andover, SP10 4ED
Guide Price £279,950



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

A well situated three bedroom end of terraced family home which has been extensively upgraded and modernized by the present owners and positioned in sought after and picturesque Charlton Village to the north side of Andover. The property itself benefits from an entrance porch with cloakroom, living room, open plan impressive fitted kitchen/breakfast room with a full range of built-in appliances, conservatory. To the first floor there are three bedrooms and family bathroom. Outside there is a driveway providing off road parking and an enclosed low maintenance rear garden. Internal viewing is imperative for the quality of this home to be fully appreciated.





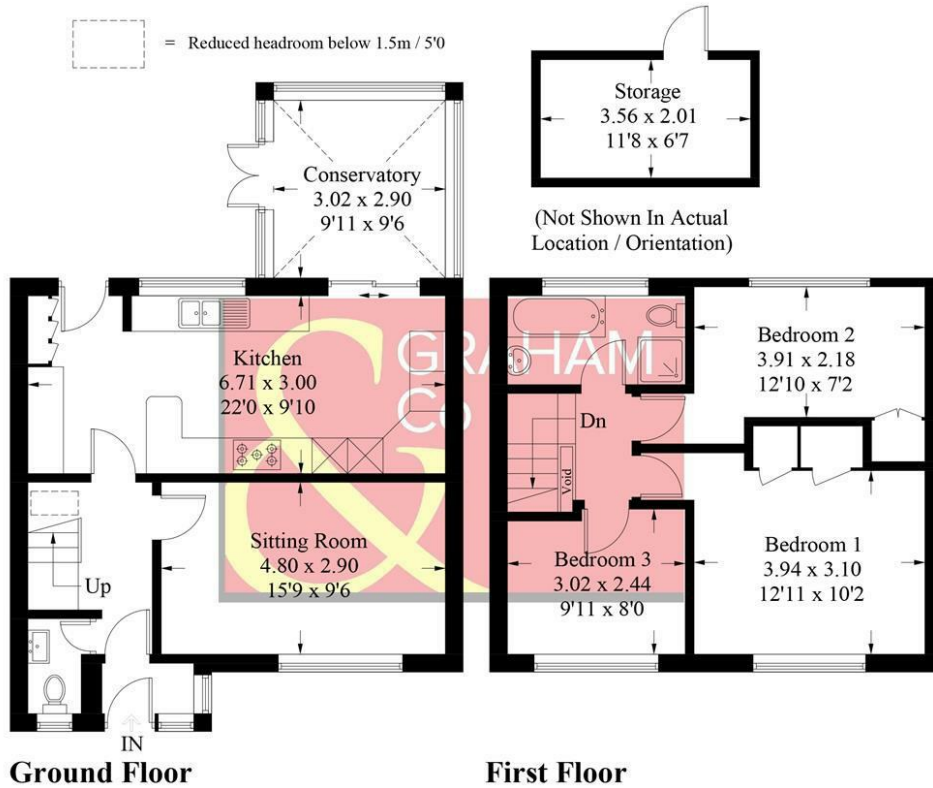
Charlton

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.



Armstrong Rise, Charlton, SP10

Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft
 Storage = 7.1 sq m / 76 sq ft
 Total = 105.8 sq m / 1138 sq ft

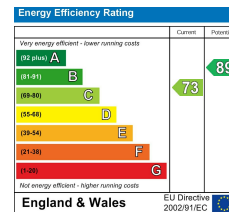


PRODUCED FOR GRAHAM AND CO

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 (ID684165)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the third exit. At the following roundabout keep in the right and lane and proceed along Western Avenue to the Folly Roundabout. At the roundabout take the second exit into Redon Way and at the next roundabout take the second exit again towards Charlton. At the following roundabout take the first exit, left towards Charlton. When reaching the mini-roundabout in the middle of the village, turn right, and then take the first right in front of the Church. Proceed along and up the hill and take the right turn into Armstrong Rise.



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.