



36 Foxcotte Road, Charlton, Andover, SP10 4AR
Guide Price £365,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in the sought after and picturesque village of Charlton to the north side of Andover, Graham & Co are delighted to bring to the market this detached bungalow offered for sale with NO CHAIN. The bungalow itself benefits from an entrance hall leading to an open plan living room with dining area, modern kitchen and shower room, two double bedrooms, gas central heating and double glazing. Outside a drive to front provides off road parking for several cars with an enclosed garden to rear having patio and lawn, workshop and shed.



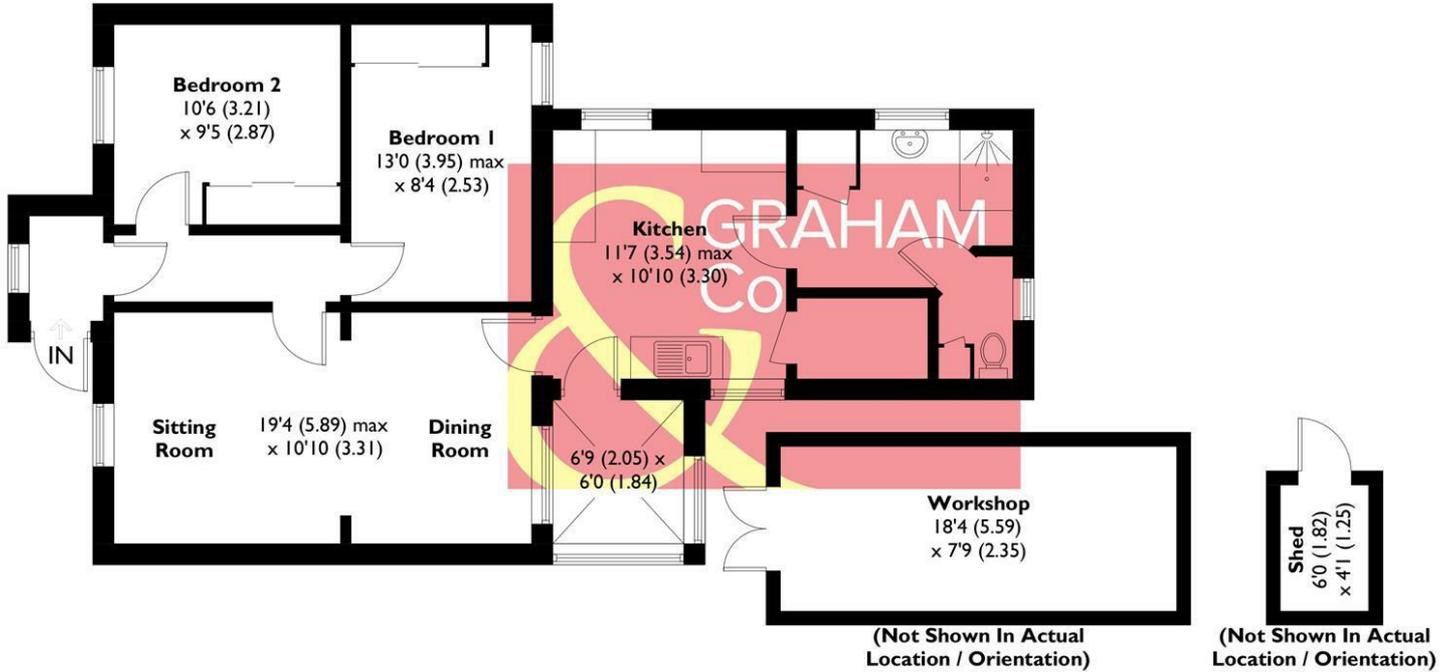


Charlton

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.



APPROXIMATE GROSS INTERNAL AREA = 805 SQ FT / 74.8 SQ M
WORKSHOP / SHED = 166 SQ FT / 15.4 SQ M
TOTAL = 971 SQ FT / 90.2 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1271778)
Produced for Graham & Co

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (95 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 72 |
| (55-68) D | | 59 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.

