



41 Sunnyside Close, Charlton, Andover, SP10 4AL
Guide Price £140,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in the sought after village of Charlton to the north of Andover, Graham & Co are delighted to bring to the market this first floor maisonette requiring upgrading. The property itself benefits from a living/dining room, kitchen and bathroom, two double bedrooms, gas central heating. Outside there is the added advantage of a garage, NO CHAIN





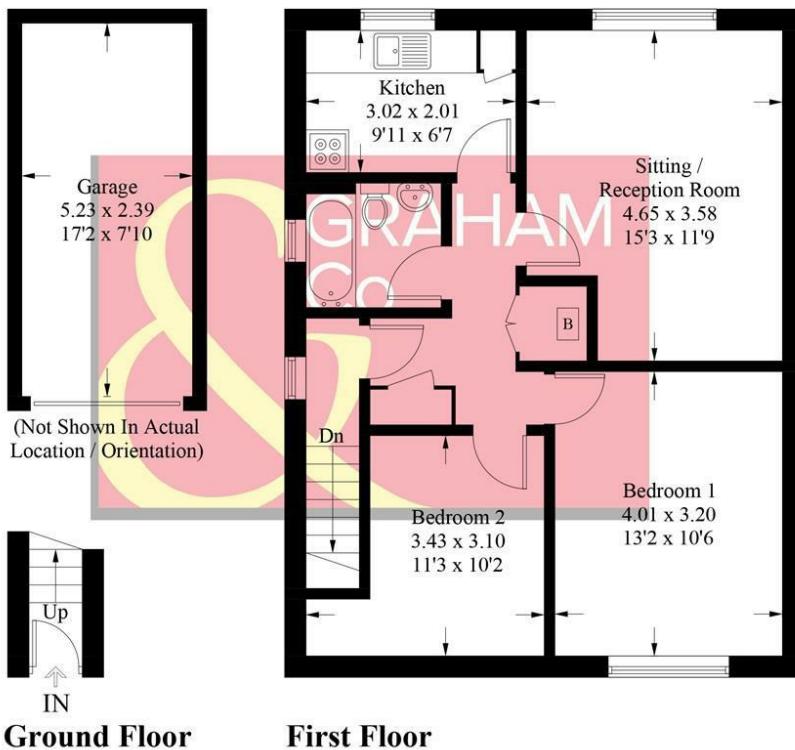
Charlton

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.



Sunnyside Close, SP10

Approximate Gross Internal Area = 60.3 sq m / 649 sq ft
 Garage = 12.6 sq m / 136 sq ft
 Total = 72.9 sq m / 785 sq ft



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 (ID1189024)

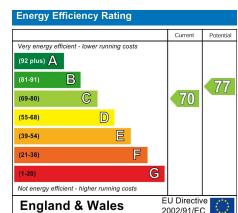
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