



52 Charlton road, Andover Offer in Region £349,950

LARGER EXTENDED 3 Bed Semi-detached house in a PRIME LOCATION near TRAIN STATION AND TOWN. REFURBISHED THROUGHOUT with NEW KITCHEN and ample PARKING SPACE.



- **Extended 3 Bed Semi-detached house**
- **Kitchen With Utility Area**
- **Office/ Family room**
- **Downstairs shower room**
- **Off road parking**
- **Large rear garden**
- **No onward chain**
- **New Modern Kitchen**

Call - 01305 237620 Email - simon@sharpsalesandlettings.co.uk

Exciting Opportunity: Charming Three-Bedroom Semi-Detached Home in Prime Andover Location!

Nestled in a highly sought-after area of Andover, this delightful three-bedroom semi-detached property presents a fantastic opportunity for both families and professionals alike. Boasting a convenient location within walking distance of local amenities, including Andover town centre, convenience stores, and the mainline Andover train station, this home offers the perfect blend of comfort and accessibility.

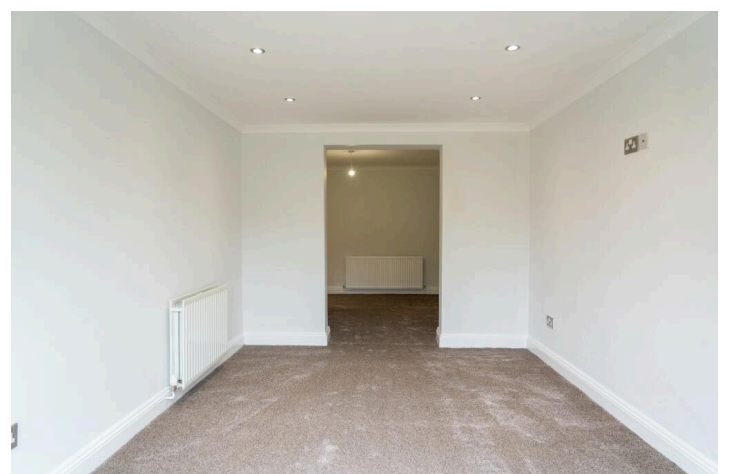
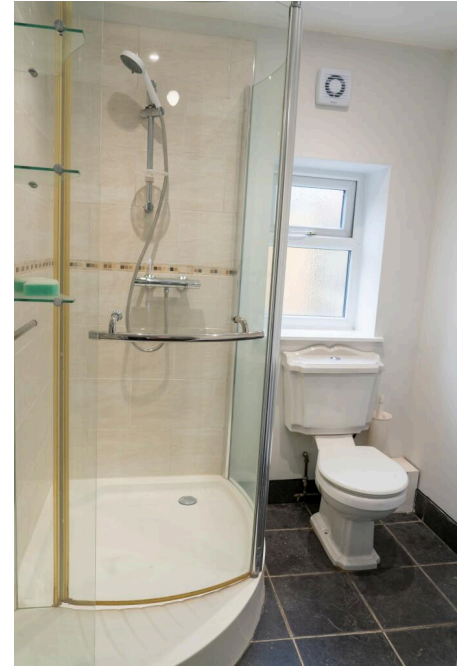
Step inside to discover a welcoming porch leading into an inviting entrance hall, setting the tone for the spacious and versatile layout that awaits. The ground floor features a separate lounge, ideal for relaxing evenings with loved ones, alongside a new modern kitchen with dining area, perfect for hosting gatherings and culinary adventures. Additionally, the utility area and downstairs shower room provide added convenience, while a flexible family room, currently utilised as an office, offers endless possibilities to suit your lifestyle needs.

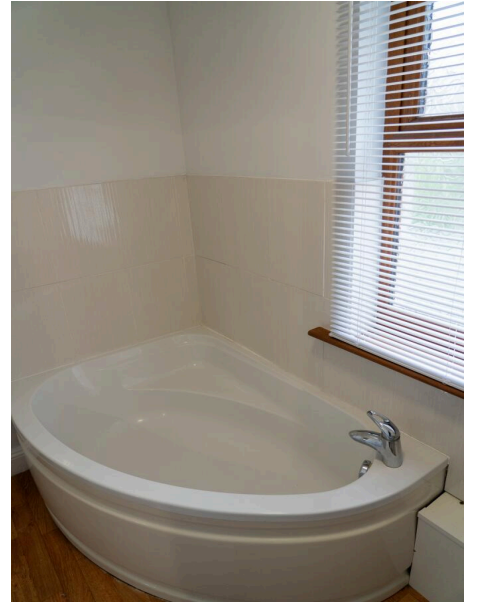
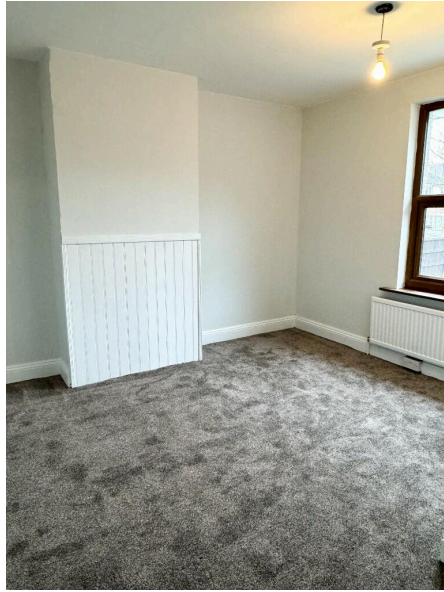
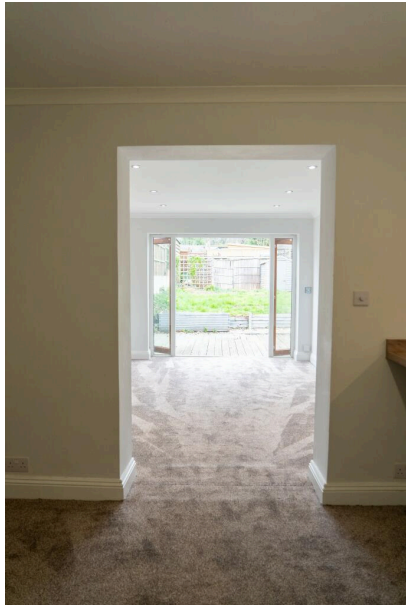
Ascending the stairs, you'll find two generously sized double bedrooms, ensuring ample space for rest and relaxation, alongside a charming third bedroom ideal for guests, children, or as a dedicated home office. Completing the accommodation is a well-appointed family bathroom, offering comfort and convenience for busy households.

Externally, the property boasts a front garden adding to its attractive curb appeal, while the private enclosed rear garden provides a peaceful retreat for outdoor enjoyment and al fresco dining during warmer months.

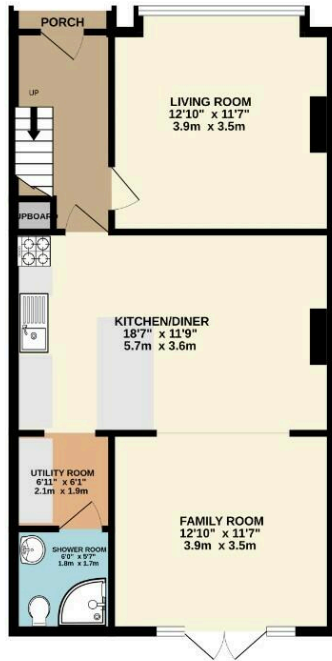
Additional benefits include an EPC rating of C and Council Tax Band C, ensuring both energy efficiency and affordability.

Don't miss out on the opportunity to make this wonderful property your own. Contact us today to arrange a viewing and start envisioning your future in this charming Andover home!

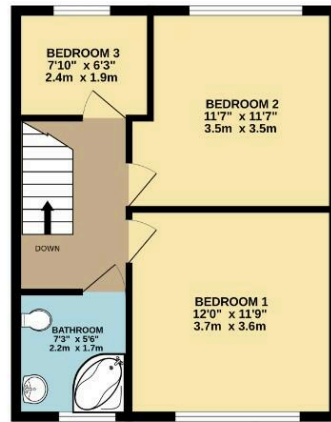




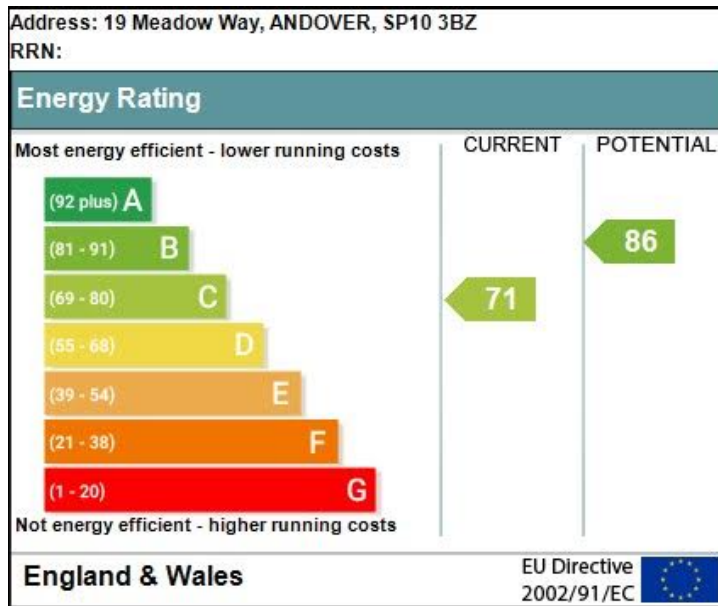
GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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