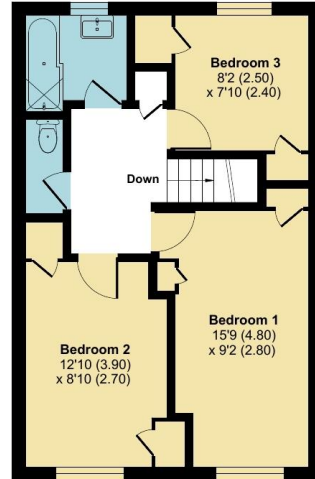


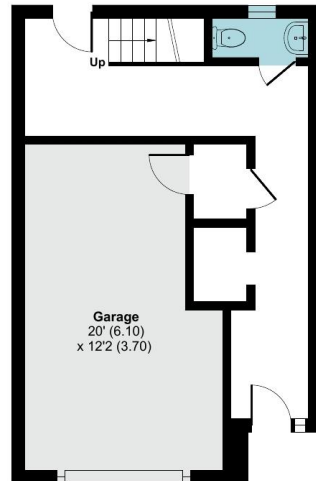
**Maple Terrace, Forest Drive, Tidworth, SP9**

Approximate Area = 1195 sq ft / 111 sq m  
 Garage = 219 sq ft / 20.3 sq m  
 Total = 1414 sq ft / 131.3 sq m

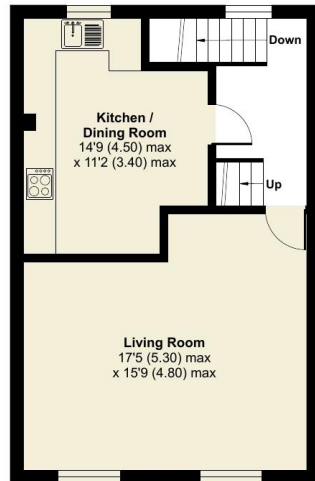
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



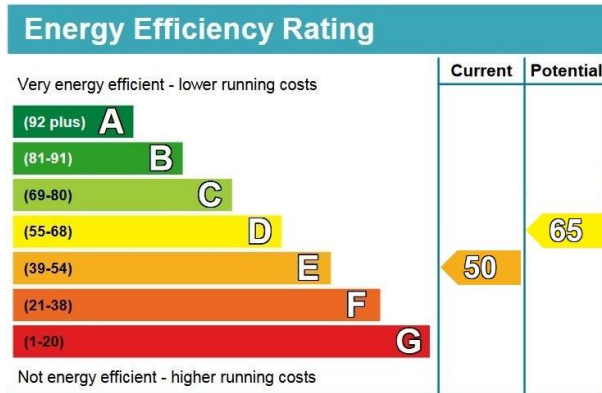
FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Austin Hawk Ltd. REF: 1133977



**Maple Terrace, Tidworth**

**Guide Price £220,000 Freehold**



- Hallway
- Kitchen/Breakfast Room
- 3 Bedrooms
- Driveway Parking
- Enclosed Garden

- Cloakroom
- Living Room
- Bathroom & WC
- Integral Garage
- No Onward Chain

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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**\*\*\* NON-STANDARD CONSTRUCTION \*\*\***

**DESCRIPTION:** This end of terrace house is located in a small close within walking distance of the centre of Tidworth and is offered for sale with no onward chain. The light and spacious accommodation is arranged on three floors and comprises large hallway, cloakroom, first floor kitchen/breakfast room and living room, three good sized bedrooms on the second floor together with a bathroom and separate WC. To the front there is a generous driveway offering parking for three cars and leading to an integral garage whilst to the rear there is an enclosed and low maintenance garden.

**LOCATION:** Tidworth is approximately 10 miles west of Andover, 12 miles south of Marlborough, 24 miles south of Swindon, 15 miles north by north-east of Salisbury and 6 miles east of Amesbury. Tidworth is very well stocked with local facilities, which include two supermarkets, two veterinary surgeries, various eateries, a dental practice, one infant school, three primary schools, leisure/fitness centre & swimming pool. It also has Tidworth Polo Club, which is the second largest in the country and frequently plays host to royals. The Wellington Academy can be found in nearby Ludgershall whilst primary and nursery schools can be found in both Tidworth and Ludgershall.

**ACCOMMODATION:** Open porch with front door into:

**HALLWAY:** Large hallway with coat hanging area, door to garage, door to rear garden and stairs to first floor.

**FIRST FLOOR LANDING:** Window to rear. Stairs to second floor and doors to:

**KITCHEN/BREAKFAST ROOM:** Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer, wall mounted boiler and space for table and chairs.

**LIVING ROOM:** Good sized room with windows to front.

**SECOND FLOOR LANDING:** Linen cupboard and doors to:

**BEDROOM 1:** Window to front and two fitted wardrobe cupboards.

**BEDROOM 2:** Window to front and two fitted wardrobe cupboards.

**BEDROOM 3:** Window to rear. Fitted wardrobe cupboard and airing cupboard with hot water cylinder.

**BATHROOM:** Window to rear. Panelled bath with rainfall shower over, vanity drawers with inset wash hand basin and heated towel rail.

**CLOAKROOM:** WC.

**OUTSIDE:** To the front there is an area of lawn and a driveway offering parking for at least three cars. Gated side access to:

**REAR GARDEN:** Fully enclosed and low maintenance garden which is mainly gravelled with a feature rockery bed.

**TENURE & SERVICES:** Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

