

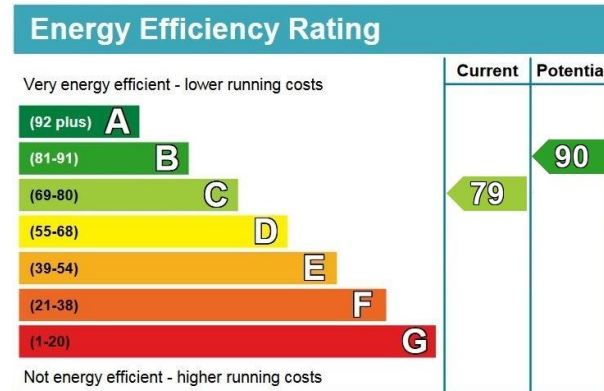


### Hedge Lane, Tidworth, SP9

Approximate Area = 903 sq ft / 83.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2022. Produced for Austin Hawk Ltd. REF: 922679



**Hedge Lane, Tidworth**

**Guide Price £260,000 Leasehold**

- Entrance Hallway
- Kitchen Dining Room
- Master Bedroom Suite
- Family Bathroom
- Allocated Parking
- Sitting Room
- Cloakroom
- 2 Further Bedrooms
- Rear Garden
- Close to Amenities

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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**DESCRIPTION:** An ideal first home or investment opportunity nestled away at the end of the River Bourne Fields development in Tidworth, this modern end of terrace town house benefits from proximity to local schools and amenities. With parking for up to three vehicles, the accommodation, occupying three floors, comprises entrance hallway, sitting room, kitchen dining room, cloakroom, master bedroom suite, two further double bedrooms and a family bathroom. There is an enclosed low maintenance garden to the rear.

**LOCATION:** Tidworth sits on the eastern edge of Salisbury Plain approximately 10 miles west of Andover and 12 miles south of Marlborough with the Cathedral City of Salisbury 15 miles to the south. Tidworth has many local amenities including supermarkets, 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 royalty. Hedge Lane itself can be found off Pickernell Road on the northern side of Tidworth.

**OUTSIDE:** There is a small front garden area with the allocated parking to the left of the property. A path leads to the front door and entrance porch.

**ENTRANCE HALLWAY:** Cloaks storage and internal door into:

**SITTING ROOM:** Good-sized sitting room with window to front. Door to understairs storage cupboard. Door to internal hallway with stairs to the first floor and door to:

**CLOAKROOM:** Close coupled WC, hand wash basin and radiator.

**KITCHEN:** Window and French doors to the rear. Tiled flooring. Range of eye and base level cupboards and drawers with work-surfaces over. Inset stainless steel sink and drainer; inset gas hob with extractor over and oven below. Space and plumbing for washing machine and dishwasher and space for fridge freezer. Wall mounted Ideal Logic Combi ESP35 gas boiler. Space for dining.

**FIRST FLOOR LANDING:** Stairs to second floor and doors to:

**BEDROOM 2:** Double bedroom with windows to the front.

**BEDROOM 3:** Small double bedroom with window to the rear offering far-reaching views across River Bourne Fields and the Bourne rivulet.

**FAMILY BATHROOM:** Window to side. Panelled bath, close coupled WC, pedestal hand wash basin and radiator.

**MASTER BEDROOM SUITE:** Occupying the second floor, a dual aspect double bedroom with dormer window to the front and door to:

**ENSUITE SHOWER ROOM:** Velux window to the rear. Shower cubicle, close coupled WC, pedestal hand wash basin and radiator.

**REAR GARDEN:** Enclosed with panel fencing, low maintenance rear garden laid to lawn with a patio area adjacent to the rear of the property. Side gate accessing a path leading to the allocated parking area.

**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.

