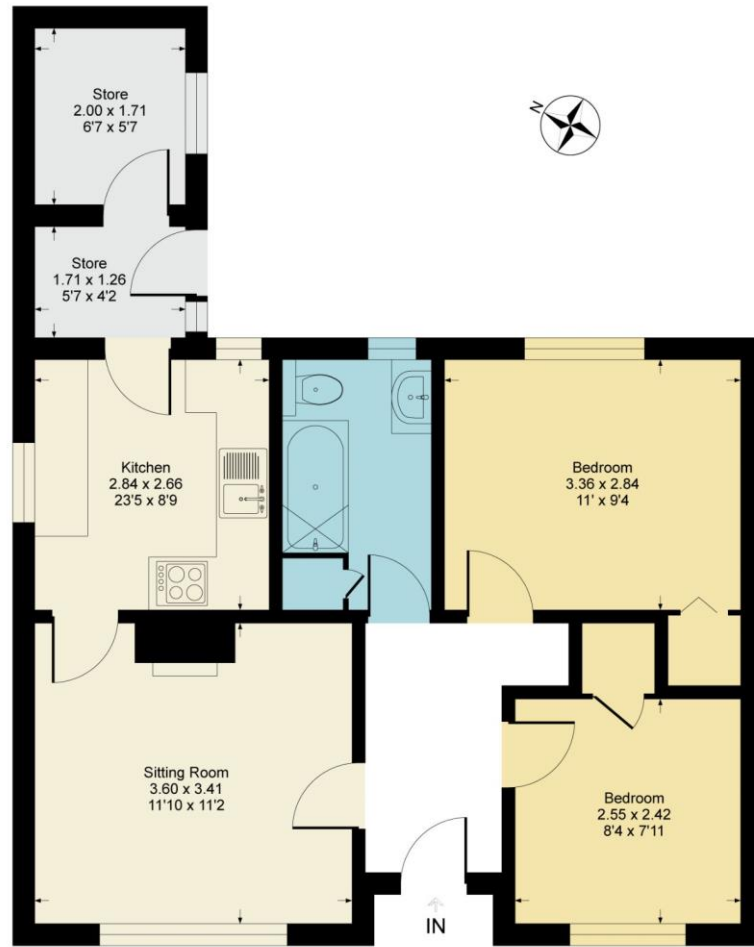


Beech Hill Road, SP9
Approximate Gross Internal Area = 56.5 sq m / 609 sq ft



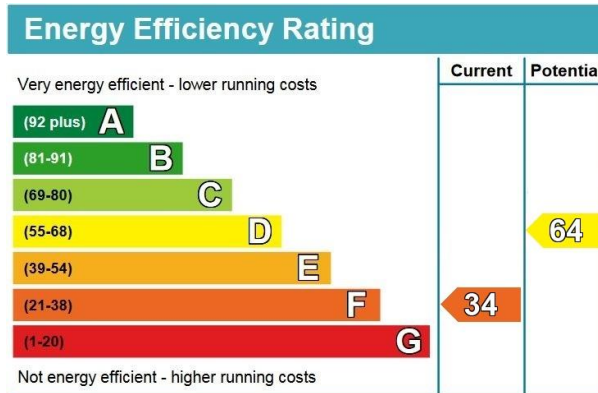
Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Beech Hill Road, Tidworth

Guide Price £215,000 Freehold



- Entrance Hallway
- Kitchen
- Recently Fitted Bathroom
- Gardens to Front & Rear

- Sitting Room
- Two Double Bedrooms
- Attached Storerooms
- Close to Local 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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION: This semi-detached bungalow is located on the tranquil, elevated northern edge of Tidworth and has been subject to a number of internal enhancements by the current vendor in recent years, including installation of underfloor heating in the living and bedroom areas, a newly fitted bathroom suite and, during 2024, the installation of a multi-fuel burning stove. The property benefits from a good-sized plot with proximity to a number of local amenities, with the accommodation comprising an entrance hallway, sitting room, kitchen, two double bedrooms, bathroom and adjoining stores. Outside, there are undulating gardens to both front and 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, with a wide range of shopping and recreational facilities 15 miles to the south. Tidworth itself has many local amenities, including supermarkets, veterinary surgeries, various eateries, a dental practice, pre-school, primary and secondary schools, a leisure/fitness centre & a swimming pool. Tidworth is also the home of Tidworth Polo Club, which is the second largest in the country and frequently plays host to royalty. Beech Hill Road is located on the eastern edge of Tidworth off Tidworth Road (A3026). The A303 is close by and provides a link to the M3 and on to London as well as the west country. Mainline rail services are available from both Grateley (6 miles) and Andover (9 miles) into London Waterloo or via Pewsey (10 miles) into London Paddington.

OUTSIDE: The bungalow sits above Beech Hill Road which offers ample on-street parking options. A grassed front garden rises to the front of the property with a stepped path to one side leading on to the rear garden and the front door of the property.

ENTRANCE HALLWAY: Laminate flooring. Loft access and doors to all rooms including an internal glazed door into:

SITTING ROOM: Good sized, front aspect sitting room. Laminate flooring with electric underfloor heating. Multi-fuel burning stove set within an original open fireplace on a tiled hearth (installed 2024). Internal glazed door to:

KITCHEN: Dual aspect kitchen with windows to the side and the rear. Newly laid vinyl flooring. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset one and a half bowl stainless steel sink and drainer, space for a freestanding electric cooker, space and plumbing for a washing machine. External door to:

REAR ENTRANCE LOBBY: Window to the side and an external door accessing the rear garden. Storage space, power and lighting. Door to:

ATTACHED STORE: Extending and attached to the rear of the property with a window to one side. Space and drainage outlet for a tumble dryer. Lighting.

BEDROOM ONE: Good sized double bedroom with a window to the rear and featuring electric underfloor heating. Double doors to built-in wardrobe cupboard.

BEDROOM TWO: Front aspect double bedroom including underfloor heating. Door to built-in wardrobe cupboard.

BATHROOM: Newly fitted in 2023. Window to the rear. Fully tiled bath enclosure with a panelled bath and electric shower over. Close coupled WC, vanity hand wash basin with cupboard storage below and a heated towel rail. Door to built-in airing cupboard housing a hot water cylinder.

REAR GARDEN: Level area adjacent to the rear of the property with a path leading to one side providing access to the front garden. The remainder of the rear garden is terraced with a stepped path to one side leading to the upper level.

TENURE & SERVICES: Freehold. Mains Water, Drainage and electricity are connected. Electric heating via a combination of underfloor heating and electric radiators. A £15 per annum fee is payable to Aster Housing for the maintenance of the communal areas on Beech Hill Road.

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.

