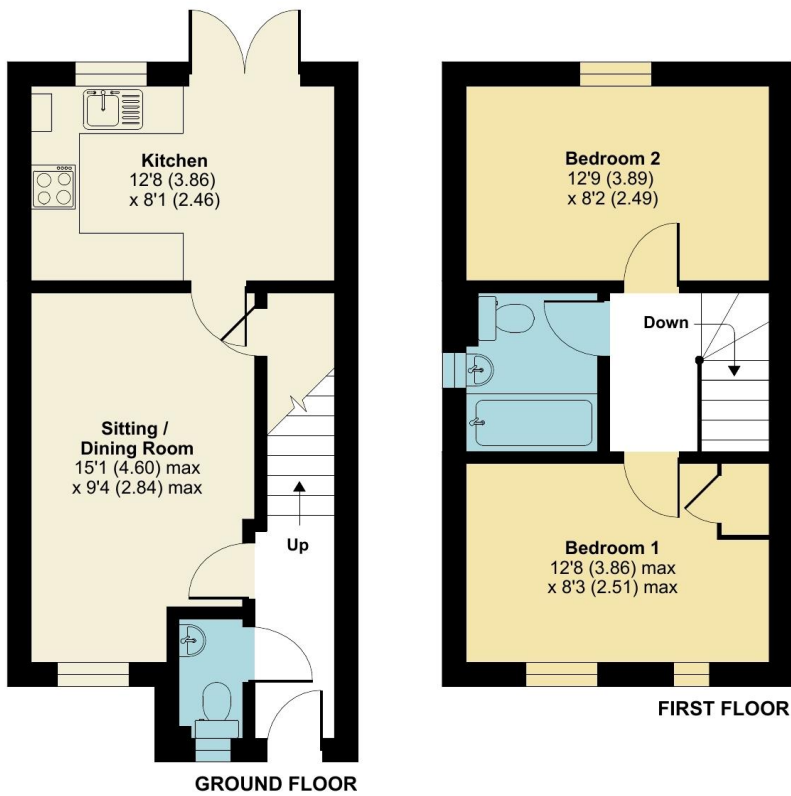
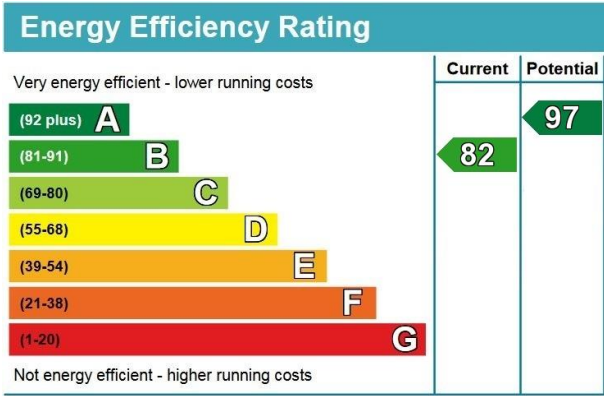


Baker Close, Tidworth, SP9

Approximate Area = 635 sq ft / 58.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Austin Hawk Ltd. REF: 1204361



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.



Baker Close, Tidworth

Guide Price £245,000 Leasehold

- No Onward Chain
- Sitting/Dining Room
- Cloakroom
- Bathroom
- Allocated Parking
- Entrance Hallway
- Kitchen
- Two Double Bedrooms
- Low Maintenance Rear Garden
- Proximity to Schools & Amenities



DESCRIPTION: Available to the property market with No Onward Chain, this is an ideal first property purchase or also a great investment opportunity. Nestled away at the end of a cul-de-sac on the River Bourne Fields development in Tidworth, this 2015 constructed, semi-detached, two-bedroomed house benefits from proximity to local schools and amenities. With allocated parking for two vehicles, the accommodation comprises an entrance hallway, a sitting/dining room, a kitchen, a cloakroom, two double bedrooms and a bathroom. To the rear, there is an enclosed, low-maintenance garden.

LOCATION: Tidworth is located 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. Baker Close can be found just off Windmill Drive and Pennings Road (A338) on the northern side of Tidworth. 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 into London Waterloo or via Pewsey (10 miles) into London Paddington.

OUTSIDE: The property fronts on to the cul-de-sac of Baker Close on the edge of the development facing a tree lined avenue which has footpath access to Pennings Road and to River Bourne Fields. The allocated parking is directly opposite the property. A path to one side of the property provides gated access into the rear garden. Front door into:

ENTRANCE HALLWAY: Stairs to first floor. Radiator. Doors to:

CLOAKROOM: Window to the front. Close coupled WC, pedestal hand wash basin and radiator.

SITTING/DINING ROOM: Window to the front. Door to built-in, understairs storage cupboard housing consumer unit and electric meter. Radiator.

KITCHEN: Window to the rear and French doors providing access to the rear garden. A range of eye and base level cupboards and drawers with worksurfaces over including matching upstands. Inset stainless steel sink and drainer, inset gas hob with extractor over and oven/grill below. Space and plumbing for a washing machine, space for an undercounter fridge or freezer, space for an upright fridge freezer. Wall mounted Ideal Logic ES30 gas combi boiler. Radiator.

LANDING: Loft access. Doors to:

BEDROOM ONE: Rear aspect double bedroom. Radiator.

BEDROOM TWO: Small double bedroom with a window to the front. Door to built-in, over stairs wardrobe cupboard. Radiator.

BATHROOM: Window to the side. Tiled bath enclosure with a panelled bath and shower over. Close coupled WC, pedestal hand wash basin and heated towel rail.

REAR GARDEN: Low maintenance rear garden with a patio area adjacent to the rear of the property. Retaining sleepers and a path to one side leading to a raised decked area including a garden shed.

TENURE & SERVICES: Leasehold with 990 years remaining on the lease (999 year lease commenced in 2015). Ground Rent = £150/per annum and Annual Service Fee £165/per annum. 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.

