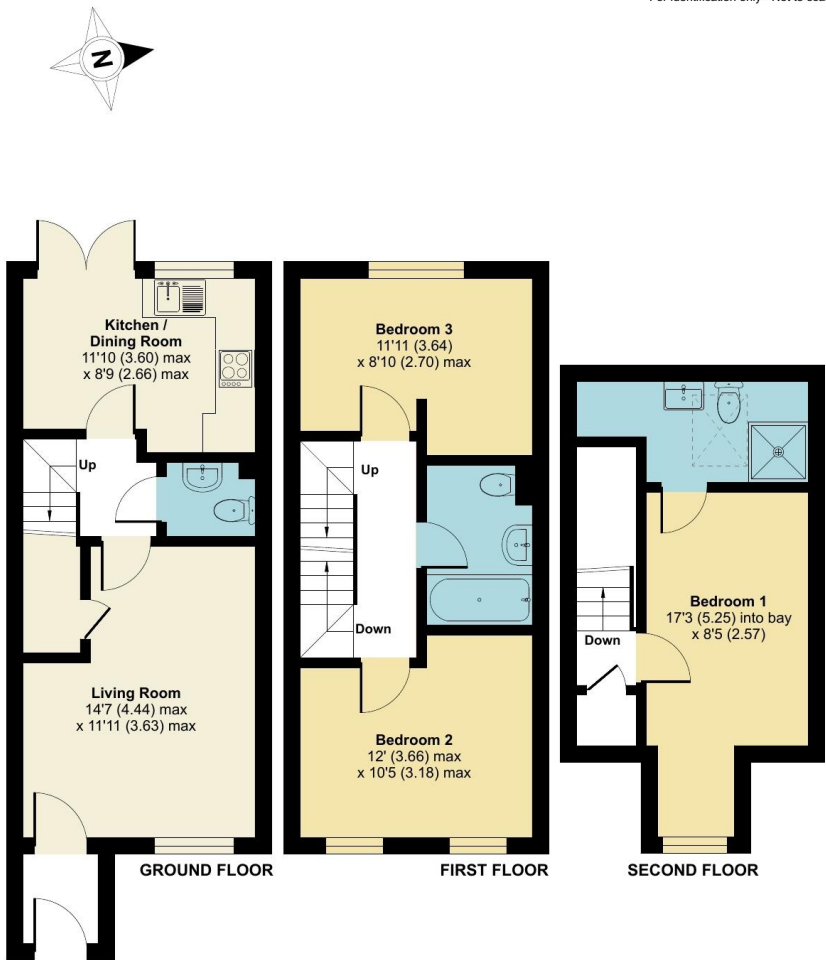


Baker Close, Tidworth, SP

Approximate Area = 895 sq ft / 83.2 sq m
For identification only - Not to scale

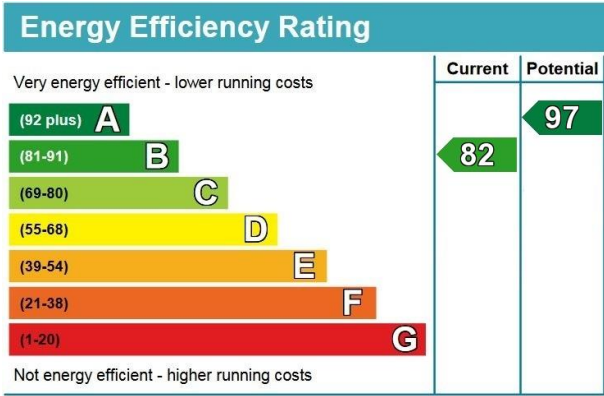


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Austin Hawk Ltd. REF: 1238961



Baker Close, Tidworth

Guide Price £275,000 Freehold



- Hallway
- Cloakroom
- Master Bedroom Suite
- Family Bathroom
- Driveway Parking

- Living Room
- Kitchen/Dining Room
- 2 Further Bedrooms
- Rear Garden
- Quiet Location

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.



DESCRIPTION : Nestled away at the end of a cul-de-sac on the River Bourne Fields development in Tidworth, this 2015 constructed, terraced, three-bedroomed house benefits from proximity to local schools and amenities. With allocated parking for two vehicles, the accommodation comprises an entrance hallway, a living room, kitchen/dining room, cloakroom, two first floor bedrooms with a bathroom and a second floor master bedroom with an ensuite shower room. To the rear, there is an enclosed garden with a patio area ideal for outside dining.

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.

ACCOMMODATION :
Front door into **ENTRANCE LOBBY** with door to:

LIVING ROOM:
Window to front. Large understairs storage cupboard and door to:

INNER HALL :
Stairs to first floor and doors to:

CLOAKROOM:
WC and wash hand basin.

KITCHEN/DINING ROOM :
Window to rear. Contemporary 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 beneath. Integral fridge/freezer, space and plumbing for washing machine and dishwasher. **DINING AREA** with French doors to garden.

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

BEDROOM TWO:
Windows to front.

BEDROOM THREE:
Window to rear.

BATHROOM :
Panelled bath, wash hand basin and WC.

SECOND FLOOR LANDING :
Storage cupboard and door to:

MASTER BEDROOM :
Window to front with views and door to:

EN-SUITE SHOWER ROOM:
Velux window to rear. WC, wash hand basin and shower cubicle.

OUTSIDE :
To the front there is parking for two cars.

REAR GARDEN :
Patio area adjacent to the property enclosed by railway sleepers with steps up to an area of lawn. A path leads to the rear access gate.

TENURE & SERVICES :
Freehold (purchased in 2022). Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be a minimal yearly "estate charge" as with most modern housing developments.

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.

