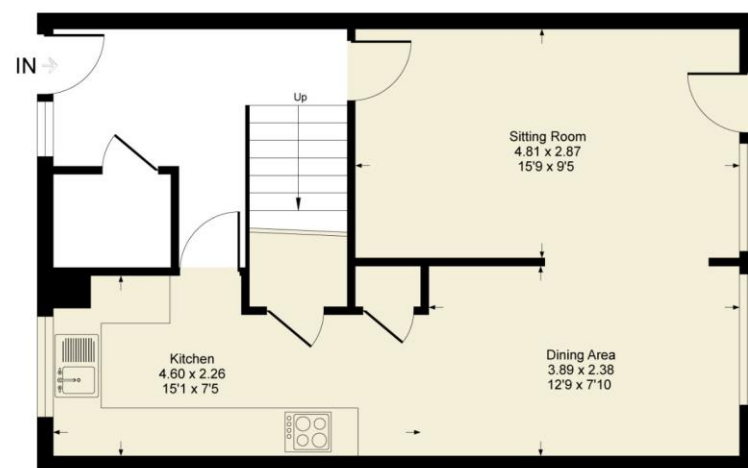


First Floor



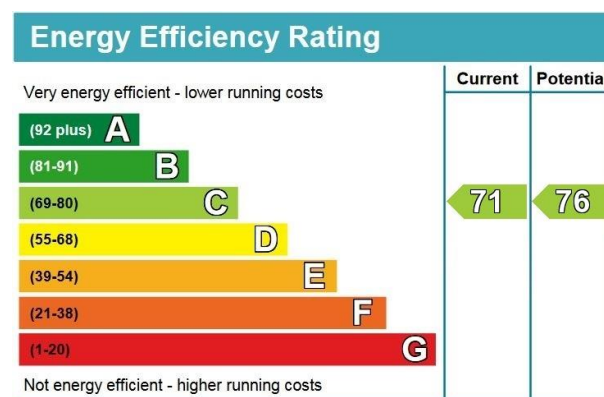
Ground Floor

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



Forest Drive, Tidworth

Guide Price £235,000 Freehold



- Entrance Hallway
- Dining Room
- Three Bedrooms
- Allocated Parking
- Proximity to Transport Network
- Kitchen
- Living Room
- Family Bathroom & WC
- Low Maintenance Gardens
- 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.



DESCRIPTION: Located in a quiet, established residential area on the eastern edge of Tidworth, this three-bedroomed, terraced house presents the opportunity for the perfect first property purchase. The location is ideal for access to the local transport network and benefits from proximity to a host of local amenities as well as open countryside which is literally on the doorstep. The accommodation comprises an entrance hallway with then an open-plan flow throughout the ground floor with a kitchen, a dining room and a good-sized living room. The first floor provides three bedrooms serviced by a recently fitted family bathroom and a separate WC. Outside, there are low-maintenance gardens to both front and rear with gated access at the rear to an allocated parking space.

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. Forest Drive is a quiet residential loop road located off Kennett Road on the eastern edge 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 (9 miles) into London Waterloo or via Pewsey (10 miles) into London Paddington.

OUTSIDE: The property's frontage is accessed alongside a communal parking area with a low-maintenance front garden enclosed by low-level panel and closeboard fencing. A path leads to the front door, which is under a canopy porch.

ENTRANCE HALLWAY: Window to the front, alongside the front door. Door to a generous built-in cloaks storage cupboard which also houses a wall-mounted gas boiler. Radiator. Doors to:

KITCHEN: Window to the front. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Stainless steel sink and drainer, space for a freestanding electric cooker, space and plumbing for a washing machine and space for an American-style fridge freezer. Door to a built-in understairs storage cupboard and door to an additional built-in shelved storage cupboard. Open plan to:

DINING ROOM: Window to the rear. Radiator. Open plan to:

LIVING ROOM: Window to the rear and an external glazed door accessing the rear garden. Radiator. Internal door accessing the entrance hallway.

BEDROOM ONE: Double bedroom with a window to the rear. Doors to two separate built-in wardrobe cupboards. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Doors to two separate built-in wardrobe cupboards.

BEDROOM THREE: Good-sized single bedroom with a window to the front. Door to a built-in airing cupboard housing an unvented hot water cylinder. Door to a built-in wardrobe cupboard.

FAMILY BATHROOM: Fitted in 2023. Window to the front. Fully tiled walls. Panelled bath with a shower over, vanity hand wash basin with cupboard storage below and a heated towel rail.

WC: Fitted in 2023. Close-coupled WC and vanity hand wash basin with cupboard storage below.

REAR GARDEN: Low-maintenance rear garden enclosed by a mix of closeboard and panel fencing. Patio adjacent to the rear of the property with a path leading to gated rear access to the allocated parking. Slate shingle hard standing with mature shrubs. Garden shed.

TENURE & SERVICES: Freehold. Mains drainage, water, 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.

