



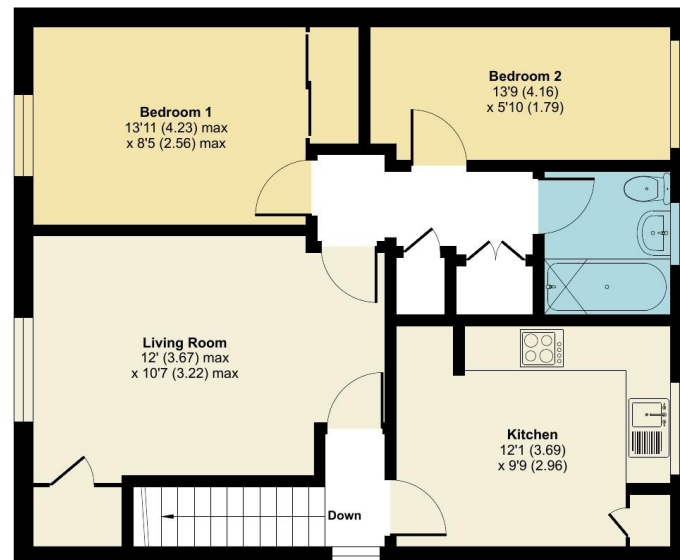
## George VI Road, Tidworth, SP9

Approximate Area = 728 sq ft / 67.6 sq m

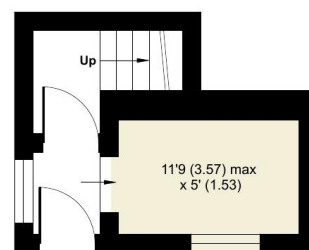
Outbuilding = 93 sq ft / 8.6 sq m

Total = 821 sq ft / 76.2 sq m

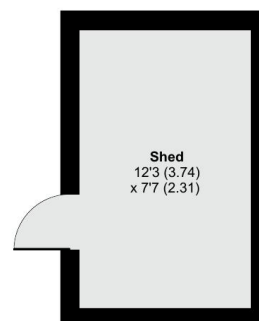
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



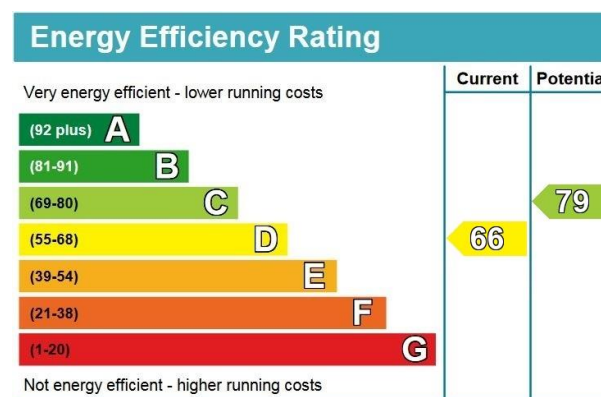
OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Austin Hawk Ltd. REF: 1349869



George VI Road, Tidworth

Guide Price £170,000 Leasehold



- Top Floor Maisonette
- Private Entrance & Internal Shed
- Kitchen
- Bathroom
- Ample Communal Parking

- Borders Open Countryside
- Living Room
- Two Bedrooms
- Attractive Good-Sized 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:** Potentially the perfect first step onto the property ladder, this two-bedroomed top floor maisonette benefits from a tranquil cul-de-sac location bordered by woodland to the rear with the open expanse of Salisbury Plain beyond. Well presented throughout and updated by the current owner in recent years, the accommodation comprises a private entrance with entrance lobby and an internal shed, stairs up the accommodation with a good-sized living room, a kitchen/dining room, two bedrooms and a bathroom. There is also an inner hallway with built-in storage cupboards. Outside, the property additionally benefits from a surprisingly well-sized, attractive garden which includes a large shed. Outside to the front of the property are ample communal parking spaces.

**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 & 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. George VI Road is a quiet cul-de-sac located on the northern edge of Tidworth off Coronation Road. The property itself is located at the end of the cul-de-sac bordered by woodland to the rear with the open expanse of Salisbury Plain beyond. 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:** George VI Road opens out at the end of the cul-de-sac to provide ample communal parking options. The property is accessed via a shared path with then gated access to a small front garden with raised planters and access to the private front door. There is separate gated access into the attractive rear garden, which is of good size, enclosed by closeboard fencing and bordered by mature woodland. The rear garden is mainly laid to lawn with a patio area and flower borders, plus a generous garden shed.

**ENTRANCE LOBBY:** The private front door leads into an entrance lobby with a window to the rear and access to an internal shed/storeroom with a window to one side. Consumer unit and electric meter. An internal door accesses the foot of the stairwell which leads to the accommodation on the top floor.

**LIVING ROOM:** Good-sized living room with a window to the rear offering views through to the neighbouring woodland. Door to a built-in, overstairs storage cupboard. Radiator.

**KITCHEN:** Window to the front. Newly installed in 2022 with a range of eye and base level cupboards and drawers with worksurfaces over and tiled subway tiled splashbacks. Inset stainless steel sink and drainer, freestanding electric cooker with a double oven/grill, freestanding washing machine and fridge freezer. Door to a built-in shelved pantry. Radiator and space for dining.

**INNER HALLWAY:** Door to a built-in storage cupboard. Double doors to a built-in airing cupboard housing a hot water cylinder. Radiator. Doors to:

**BEDROOM ONE:** Rear aspect double bedroom. Double sliding doors to a built-in wardrobe cupboard.

**BEDROOM TWO:** Good-sized single bedroom with a window to the front.

**BATHROOM:** Window to the front. Fully tiled walls and flooring with a panelled bath and electric shower over. Close-coupled WC, pedestal hand wash basin and a wall-mounted electric fan heater.

**TENURE:** Leasehold with 92 years remaining on the lease.

**SERVICES:** Mains drainage, water and electricity are connected. Electric central heating via recently installed oil-filled wall mounted 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.

