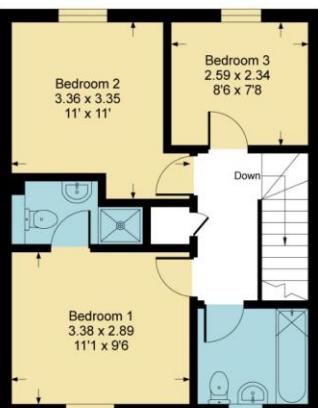


Lady Godley Close, SP9
 Approximate Gross Internal Area = 81.7 sq m / 880 sq ft
 Approximate Garage Internal Area = 14.8 sq m / 160 sq ft
 Approximate Total Internal Area = 96.5 sq m / 1040 sq ft

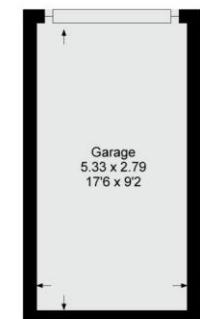


First Floor



Ground Floor

IN



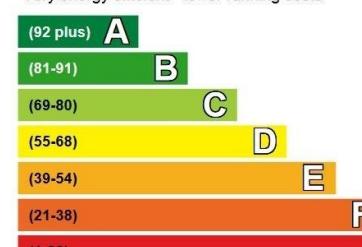
This floor plan is for representation purposes only as defined by the RICS Code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Energy Efficiency Rating

Very energy efficient - lower running costs



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.



Lady Godley Close, Tidworth

Guide Price £320,000 Freehold

- **Entrance Hallway**
- **Kitchen**
- **Master Bedroom Suite**
- **Family Bathroom**
- **Low-Maintenance Rear Garden**

- **Cloakroom**
- **Living/Dining Room**
- **Two Further Bedrooms**
- **Garage & Driveway Parking**
- **Close to Amenities**

DESCRIPTION: Constructed as recently as 2021, this modern, three-bedroomed, semi-detached house is located in a quiet cul-de-sac bordering open green space with proximity to numerous local amenities, including schools catering for all age groups. Beautifully presented throughout, the accommodation comprises an entrance hallway, a cloakroom, a kitchen, a living/dining room, a master bedroom suite, two further bedrooms and a family bathroom. Outside, the property benefits from driveway parking for two vehicles directly to the front of the property along with a garage, whilst to the rear is a fully landscaped, practical and low-maintenance garden.

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. Lady Godley Close is a quiet cul-de-sac located on the southern edge of Tidworth off Bulford Road via Avon Road. The property itself is located at the end of the cul-de-sac, bordered by a large expanse of green space that surrounds neighbouring St Michaels church. 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 frontage includes a tarmac driveway with space for two vehicles with the garage located opposite. To one side of the driveway are low-level steps leading to the front door alongside a front garden of mature shrubs. There is gated side access into the rear garden at one side of the property.

ENTRANCE HALLWAY: Porcelain tiled flooring. Stairs to the first floor. Door to built-in, understairs shoe storage with a separate storage cupboard above. Radiator.

CLOAKROOM: Window to the front. Porcelain tiled flooring. Close-coupled WC, vanity hand wash basin and a heated towel rail.

KITCHEN: Modern, contemporary kitchen with a window to the front with fitted blackout blinds. Porcelain tiled flooring. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Composite sink and drainer, inset electric hob with an extractor over and an oven/grill below, integrated fridge/freezer, dishwasher and washing machine. Cupboard housing a wall-mounted gas boiler and the consumer unit.

LIVING/DINING ROOM: Rear aspect living/dining room with French doors opening out into the rear garden. Door to an under stairs storage cupboard including an electric socket. Radiators. Space for dining.

FIRST FLOOR LANDING: Door to a good-sized, built-in, shelved storage cupboard. Doors to:

MASTER BEDROOM SUITE: Window to the front with views across South Tidworth to Furze Hill. Radiator. Door to:

ENSUITE SHOWER ROOM: Recessed shower enclosure, close-coupled WC, pedestal hand wash basin and a heated towel rail.

BEDROOM TWO: Double bedroom with a window to the rear. Radiator.

BEDROOM THREE: Good-sized single bedroom with a window to the rear with views over open-green space to St Michael's church. Loft access. Radiator.

FAMILY BATHROOM: Window to the front. Fully tiled walls. Panelled bath with a mixer shower attachment, close-coupled WC, vanity hand wash basin with cupboard storage below and a heated towel rail.

REAR GARDEN: Fully landscaped rear garden with a patio area adjacent to the rear of the property including a covered seating area to one side. The patio is framed by retaining walls with steps leading up to an area of lawn with flower and shrub borders to the sides and rear. External power socket. A path at one side leads to a gate and access to the front of the property.

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.

