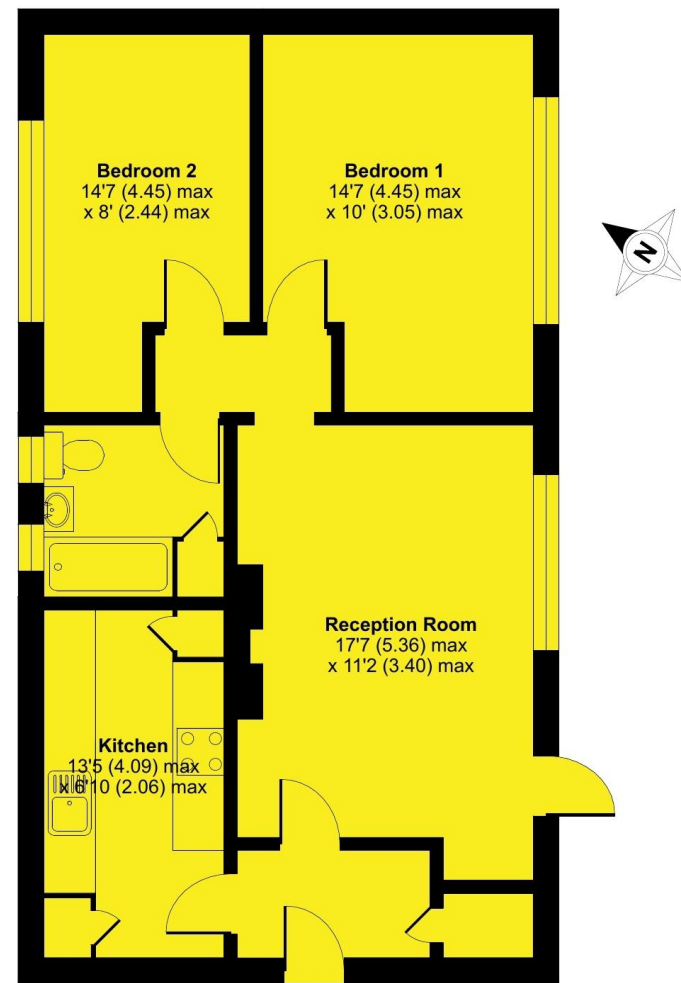


Sidbury Heights, Sidbury Circular Road, Tidworth, SP9

Approximate Area = 680 sq ft / 63.1 sq m
For identification only - Not to scale



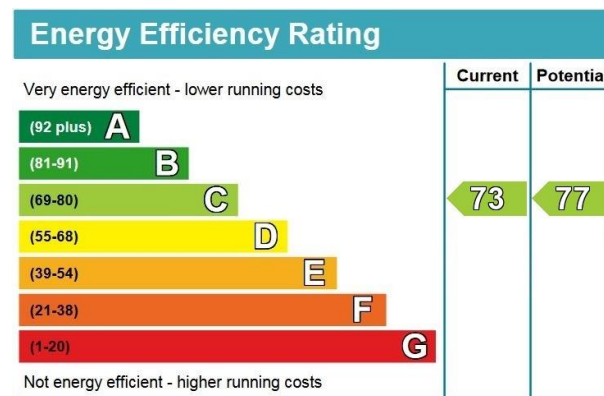
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Austin Hawk Ltd. REF: 843412



Montgomery House, Tidworth

Guide Price £138,000 Leasehold



- Ground Floor
- Kitchen
- 2 Bedrooms
- Parking

- Hallway
- Sitting Room
- Bathroom
- Communal Gardens

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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION:

Austin Hawk are delighted to offer this ground floor flat located close to local amenities. The accommodation comprises hallway, sitting room, kitchen, two bedrooms and a bathroom. Outside there is parking, communal gardens and storage units. In our opinion this would make an ideal first time buy or buy to let purchase as the property is offered for sale with no onward chain.

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:

Door into communal hallway with storage area and front door to:

HALLWAY:

Doors to:

KITCHEN:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset electric hob with extractor over and oven below. Space and plumbing for washing machine and space for fridge. Cupboard with boiler.

SITTING ROOM:

Window and door to outdoor seating area. Stone border to one wall with fireplace.

BEDROOM 1:

Window to front and fitted cupboard.

BEDROOM 2:

Window to rear and fitted cupboard.

BATHROOM:

Panelled bath with shower over, wash hand basin and WC. Airing cupboard.

TENURE:

Leasehold with 120 years remaining. Service charge is £600 p/a. Building insurance £400 p/a. Ground rent is £10 p/a.

SERVICES:

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.

