

Habberfield, Tidworth, SP9

Approximate Area = 700 sq ft / 65 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). ©nchecom 2025.
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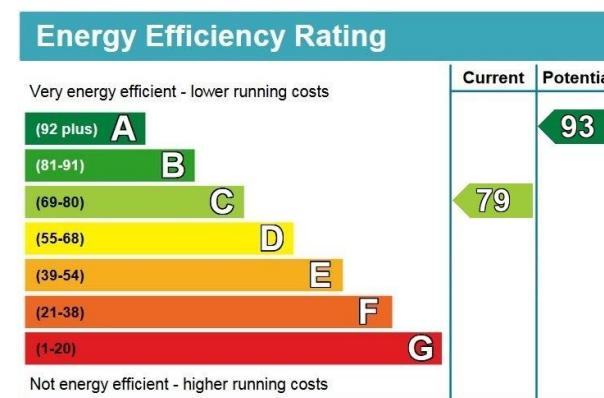
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Habberfield, Tidworth

Guide Price £240,000 Freehold



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.

- **No Onward Chain**
- **Entrance Hallway**
- **Living/Dining Room**
- **Kitchen**
- **Conservatory**
- **Cloakroom**
- **Master Bedroom Suite**
- **Second Double Bedroom**
- **Allocated Parking**
- **Low-Maintenance Gardens**

01264 350 508 @ info@austinhawk.co.uk e www.austinhawk.co.uk

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

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DESCRIPTION: Available to the property market with No Onward Chain, this modern, two-double-bedded, terraced house could provide the perfect first step onto the property ladder. Located along a quiet residential road on the River Bourne Fields development in Tidworth, the property has a location with proximity to local schools and various amenities. Benefiting from an allocated parking space directly in front of the property, the accommodation, well-presented throughout, comprises an entrance hallway, a kitchen, a living/dining room, a conservatory, a cloakroom, a master bedroom suite, a second double bedroom and a family bathroom. Outside to the rear is an attractive, practical, low-maintenance garden which backs directly on to River Bourne Fields.

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. Habberfield is located just off Windmill Drive via Franklin Drive on the northern side 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 into London Waterloo or via Pewsey (10 miles) into London Paddington.

OUTSIDE: The property frontage includes the allocated parking space directly in front of the front garden which is laid to low-maintenance pebbled hard standing, bordered by hedging with a path then leading to the front door, under a pitched, canopy porch.

ENTRANCE HALLWAY: Door to a built-in storage cupboard housing the consumer unit. Radiator. Door to:

CLOAKROOM: Window to the front. Close-coupled WC, pedestal hand wash basin and a radiator.

KITCHEN: Accessed via an open doorway from the hallway. 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, inset gas hob with an extractor over and an oven/grill below. Integrated fridge freezer, dishwasher and washing machine. Cupboard housing a wall-mounted gas combi boiler. Fitted water softener (installed 2022 with a ten year warranty from installation).

LIVING/DINING ROOM: French doors opening out to a conservatory plus a window to the rear. Stairs to the first floor and understairs storage recess. Radiator.

CONSERVATORY: Triple aspect conservatory with glazing to both sides and the rear with sliding patio doors accessing the rear garden at one side. Glazed vaulted roof including fitted blinds. Power sockets with USB ports.

MASTER BEDROOM SUITE: Double bedroom with a rear aspect and views across River Bourne Fields to Windmill Hill. Loft access. Radiator and a door to:

ENSUITE SHOWER ROOM: Window to the rear. Corner shower enclosure, close-coupled WC, pedestal hand wash basin and a heated towel rail.

BEDROOM TWO: Double bedroom with a window to the front. Door to a built-in shelved storage cupboard. Radiator.

BATHROOM: Window to the front. Panelled bath, close-coupled WC, pedestal hand wash basin and a radiator.

REAR GARDEN: Attractive, low-maintenance rear garden, enclosed by closeboard fencing. A path leads from one side of the conservatory to gated rear access from the garden with the remainder laid to artificial lawn and including a decked seating area adjacent to the rear of the conservatory. Retaining sleepers form raised flower and shrub borders. Garden shed.

TENURE & SERVICES: Freehold. Mains drainage, water, gas and electricity are connected. Gas central heating to radiators. Annual management fee of circa £250 per annum.

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.

