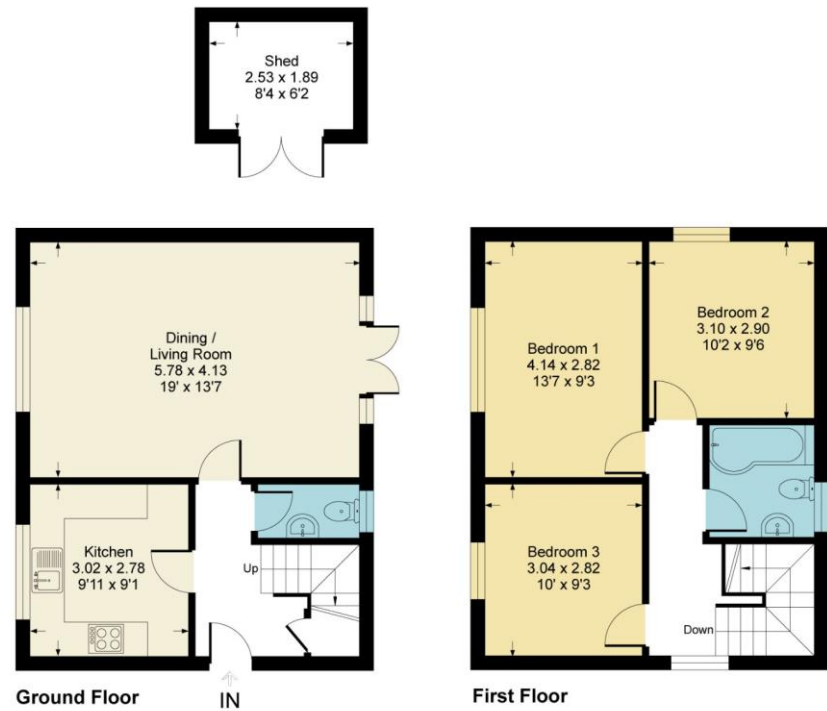


**Nepaul Road, SP9**  
 Approximate Gross Internal Area = 84.3 sq m / 907 sq ft  
 Approximate Outbuilding Internal Area = 4.7 sq m / 51 sq ft  
 Approximate Total Internal Area = 89 sq m / 958 sq ft

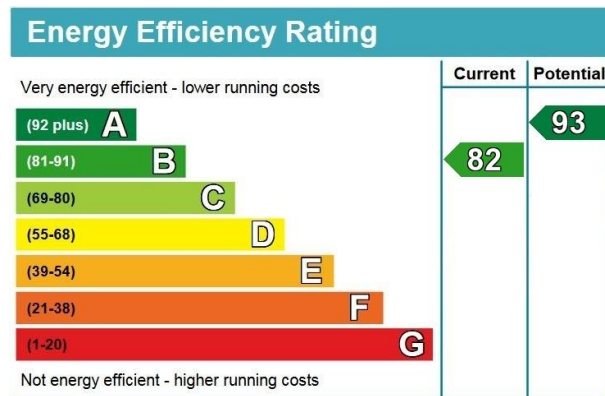


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Nepaul Road, Tidworth**

**Guide Price £320,000 Freehold**



- **Modern Family Home**
- **Entrance Hallway**
- **Good-Sized Living/Dining Room**
- **Three Double Bedrooms**
- **Close to Schools & Amenities**
- **Tranquil Residential Location**
- **Kitchen**
- **Cloakroom**
- **Family Bathroom**
- **Proximity to Open Countryside**

**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.



Constructed as recently as 2017, this modern, three-double-bedroomed, detached family home benefits from a tranquil location within an established residential area in the heart of Tidworth. The location offers proximity to local amenities, the transport network, open countryside and schools catering for all age groups, whilst the property itself benefits from driveway parking for two vehicles. The accommodation comprises an entrance hallway, a cloakroom, a kitchen, a good-sized, dual-aspect living/dining room, three double bedrooms and a family bathroom. Outside, a low-maintenance garden wraps around three sides of the property, with an enclosed and private rear garden having gated access to the front garden.

Double five-bar gates open from Nepal Road to the driveway at one side of the front garden, of which the remainder is a mainly laid to lawn with mature shrub borders. The front door of the property, located at the end of the driveway, opens into the entrance hallway with then access first to the front aspect kitchen and cloakroom opposite. The kitchen is arranged to make the most of ample worksurfaces and includes an inset ceramic hob with an oven/grill below, space and plumbing for a dishwasher and a washing machine, plus space for a fridge freezer. The open-plan living dining room is of a very good size, occupying more than half of the ground floor and has French doors opening out to the rear garden. All three bedrooms on the first floor are doubles, bedrooms one and three with a front aspect and bedroom two with a side aspect. The family bathroom, with a window to the rear, includes a panelled shower bath with a rainfall shower system over, a close-coupled WC, a vanity hand wash basin with cupboard storage below and a heated towel rail.

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, offering 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. Nepal Road is located centrally in Tidworth and links Zouch Farm Road and Sidbury Circular Road. 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.

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.

