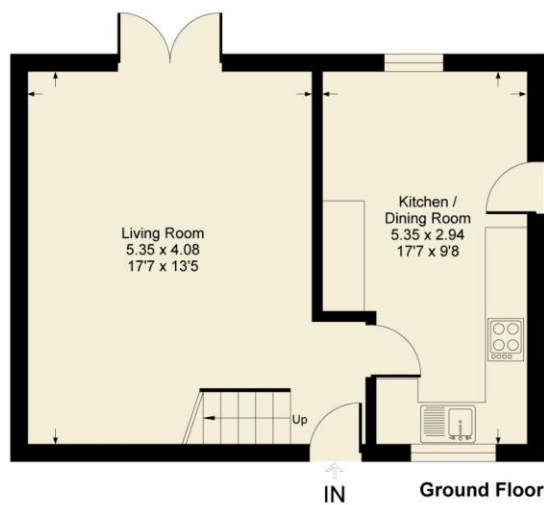
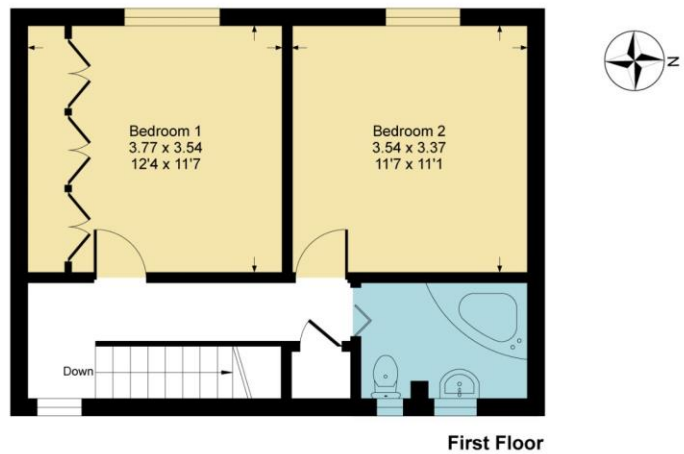


Hill Top Avenue, SP9
Approximate Gross Internal Area = 76.7 sq m / 826 sq ft

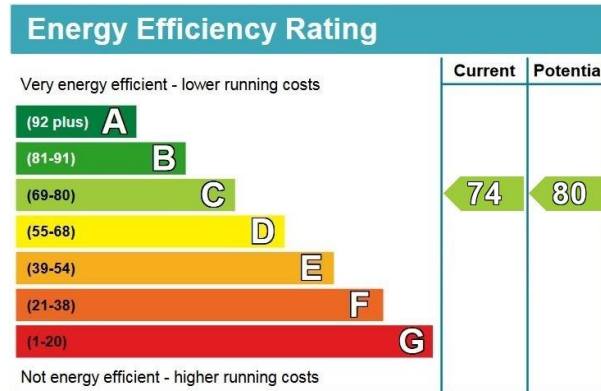


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Hill Top Avenue, Tidworth

Guide Price £270,000 Freehold



- Living Room
- 2 Double Bedrooms
- Driveway Parking

- Kitchen/Dining Room
- Bathroom
- Mature Garden

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:

Offered for sale with no onward chain and with all furnishings included, this semi-detached house is located on the outskirts of Tidworth close to Salisbury Plain. The accommodation comprises a living room with French doors to the garden and stairs to the first floor, a kitchen/dining room, two double bedrooms and a bathroom with a jacuzzi bath. Outside there is driveway parking to the front and a mature garden to the rear with a shed.

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, 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. Hill Top Avenue is located on the northern edge of Tidworth off Sidbury Circular Road and Coronation 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 (9 miles) into London Waterloo or via Pewsey (10 miles) into London Paddington.

ACCOMMODATION:

Canopy porch with front door into:

LIVING ROOM:

French doors to rear garden. Feature, contemporary, electric fire and stairs to first floor with understairs storage space. Door to:

KITCHEN/DINING ROOM:

Double aspect with stable door to the side. 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 induction hob with double oven below. Washing machine, dishwasher and American style fridge/freezer, cupboard with wall mounted boiler and **DINING AREA.**

FIRST FLOOR LANDING:

Window to front. Loft access, airing cupboard and doors to:

BEDROOM 1:

Window to rear and range of fitted wardrobe cupboards.

BEDROOM 2:

Window to rear.

BATHROOM:

Windows to front. Corner jacuzzi bath, vanity cupboard and drawers with wash hand basin, WC and lighted, de-mist mirror.

OUTSIDE:

To the front there is an area of lawn with mature shrubs. A driveway offers parking and double gates give access to:

REAR GARDEN:

Mature garden with a patio area adjacent to the house. The remainder is laid to lawn with mature shrubs, a shed and gazebo seat.

TENURE & SERVICES:

Freehold. 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.

