



**35 Merrington Way, TIDWORTH SP9 7GS**

fox & sons

**welcome to**

## **Merrington Way, TIDWORTH**

Fox and Sons brings to market this three-bedroom detached family home with parking

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## Entrance Hall

Tiled flooring, radiator

## Lounge

16' 7" x 9' 11" ( 5.05m x 3.02m )

Dual aspect double glazed window with bay, carpet, radiator, French doors leaving to the patio

## Kitchen/Diner

16' 7" x 9' 11" ( 5.05m x 3.02m )

Dual aspect double glazed windows, tiled flooring, gas hob, built-in oven, extractor hood, two radiators, boiler,

## Downstairs Cloakroom

Tiled flooring, w/c, sink, radiator, understairs storage

## Landing

Carpet, radiator

## Bedroom One

12' 4" x 10' 2" ( 3.76m x 3.10m )

Front aspect double glazed window, radiator

## En -Suite

Vinyl flooring, shower, w/c, sink, rear aspect double glazed window, heated towel rail

## Bedroom Two

9' 11" x 9' 4" ( 3.02m x 2.84m )

Front aspect double glazed window, carpet, radiator

## Bedroom Three

9' 11" x 7' 1" ( 3.02m x 2.16m )

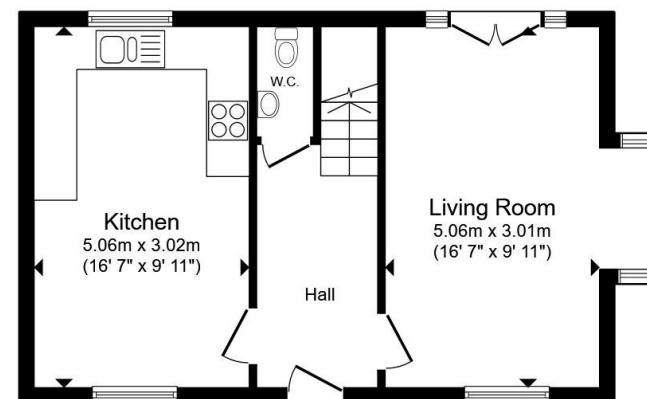
Rear aspect double glazed window, carpet, radiator

## Rear Garden

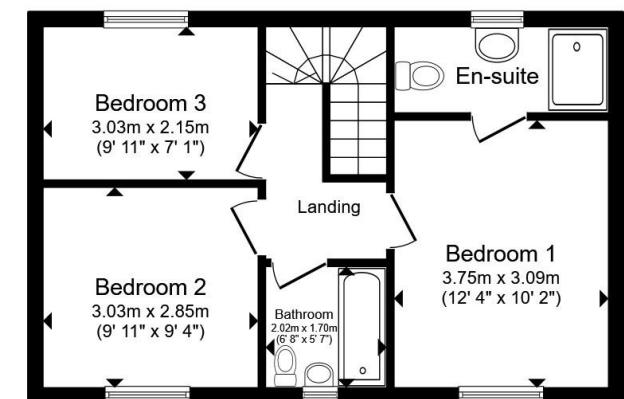
Landscaped split level with patio area lawn and decking. There is a garden shed also

## Family Bathroom

Tiled flooring, bath/shower with tiled back splash, w/c, sink, front aspect double glazed window



Ground Floor



First Floor

Total floor area 81.7 m<sup>2</sup> (879 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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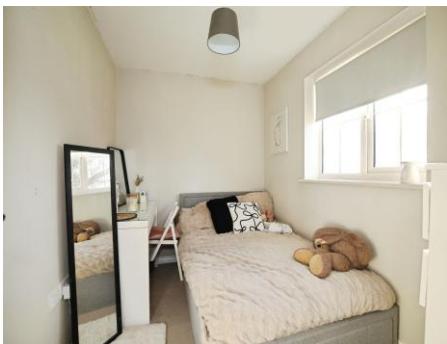
## Merrington Way, TIDWORTH

- Three Bedroom Detached Family Home
- En-Suite To Master
- Close to Schools
- Close to A303 and Amenities
- Two Parking Spaces

Tenure: Freehold EPC Rating: B

Council Tax Band: D

# £345,000

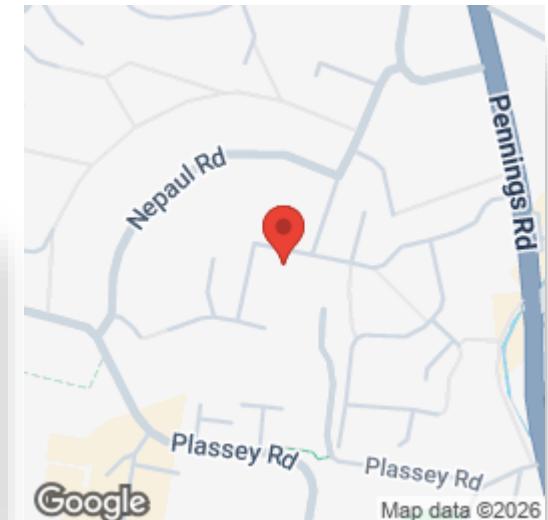


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Property Ref:  
AME105414 - 0006



Please note the marker reflects the postcode not the actual property



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