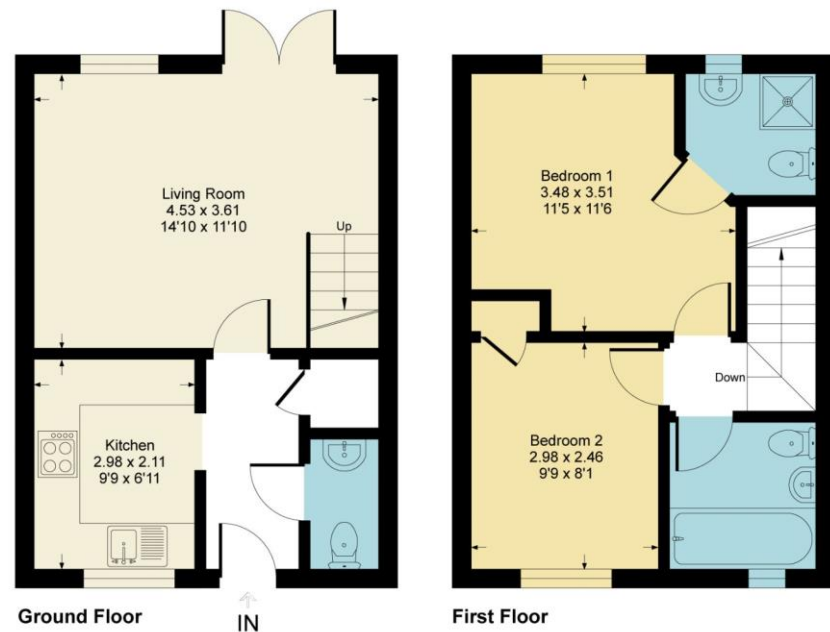


Sawyer Close, SP9
Approximate Gross Internal Area = 59 sq m / 636 sq ft

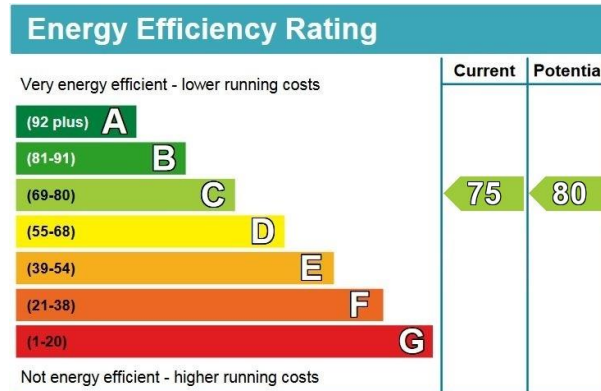


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Sawyer Close, Tidworth

Guide Price £250,000 Freehold



- Hallway
- Kitchen
- Master Bedroom
- Bedroom 2
- Allocated Parking

- Cloakroom
- Living Room
- Ensuite Shower Room
- Bathroom
- South Facing 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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

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:

This modern end of terrace house is located at the end of a quiet cul-de-sac on the edge of Tidworth close to Salisbury Plain. The accommodation comprises hallway with large storage cupboard, a cloakroom, fitted kitchen, living room with French doors to the garden, a master bedroom with ensuite shower room, a second double bedroom and a modern bathroom. To the front there is an allocated parking space with visitor spaces available whilst to the rear there is an enclosed and south facing garden.

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:

Canopy porch with front door into:

HALLWAY:

Large storage cupboard and door to:

CLOAKROOM:

Window to front. WC and wash hand basin.

KITCHEN:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Integral fridge/freezer, space and plumbing for washing machine and cupboard with wall mounted combi boiler.

LIVING ROOM:

Window and French doors to rear garden. Stairs to first floor with understairs recess.

FIRST FLOOR LANDING:

Doors to:

MASTER BEDROOM:

Window to rear. Loft access and door to:

ENSUITE SHOWER ROOM:

Window to rear. Shower cubicle, wash hand basin and WC.

BEDROOM 2:

Window to front and fitted wardrobe cupboard.

BATHROOM:

Window to front. Panelled bath with shower over, wash hand basin and WC.

OUTSIDE:

To the front there is an allocated parking space and visitor parking.

REAR GARDEN:

South facing and fully enclosed garden with gated access to the rear. Patio area adjacent to the house with an outside tap. The remainder offers scope for landscaping.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. There is an estate charge of approximately £200 p/a.

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.

