

**Sidbury Circular Road, SP9**  
 Approximate Gross Internal Area = 60.2 sq m / 649 sq ft  
 Approximate Outbuildings Internal Area = 5 sq m / 54 sq ft  
 Approximate Total Internal Area = 65.2 sq m / 703 sq ft

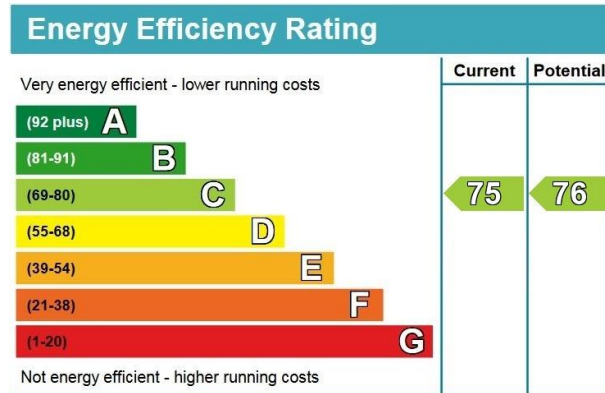


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Wilson House, Tidworth**

**Guide Price £149,950 Leasehold**



- Top Floor
- Living/Dining Room
- 2 Double Bedrooms
- Parking Space

- Hallway
- Kitchen
- Bathroom
- Communal 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:**

Fully maintained to a good standard by the current owner, this delightful, two-double-bedroomed, top-floor flat in Tidworth benefits from a quiet location surrounded by open green space with views across the eastern edge of Salisbury Plain. Potentially the perfect starter home or ideal investment opportunity, the property benefits from an allocated parking space amongst ample communal parking options. The well-presented accommodation comprises a communal entrance, a ground floor store, plus built-in storage on the communal landing which is adjacent to the front door to the property, an entrance hallway, a living/dining room with a balcony, a kitchen, two double bedrooms and a bathroom. Outside to the rear is a communal garden area plus the allocated parking.

**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. Wilson House is located on Sidbury Circular Road, just off the A338 Salisbury to Marlborough trunk 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.

**ACCOMMODATION:**

Entry buzzer system into entrance lobby with stairs to all floors. Top floor landing with two storage cupboards and front door into:

**HALLWAY:**

Walk-in storage cupboard with shelving, further storage cupboard and doors to:

**KITCHEN:**

Window to rear. 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, larder cupboard, space and plumbing for washing machine and dishwasher and wall mounted combi boiler.

**LIVING/DINING ROOM:**

Window to front and door to **BALCONY** with far reaching views.

**BEDROOM 1:**

Window to front and fitted wardrobe cupboard.

**BEDROOM 2:**

Window to rear and fitted wardrobe cupboard.

**BATHROOM:**

Windows to rear. P shaped bath with shower attachment, wash hand basin, WC and heated towel rail.

**OUTSIDE:**

A communal garden is located to the rear. There is also an allocated parking space, communal parking and a bike store.

**TENURE:**

Leasehold with 162 years remaining. The service charge is approximately £600 p/a.

**SERVICES:**

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.

