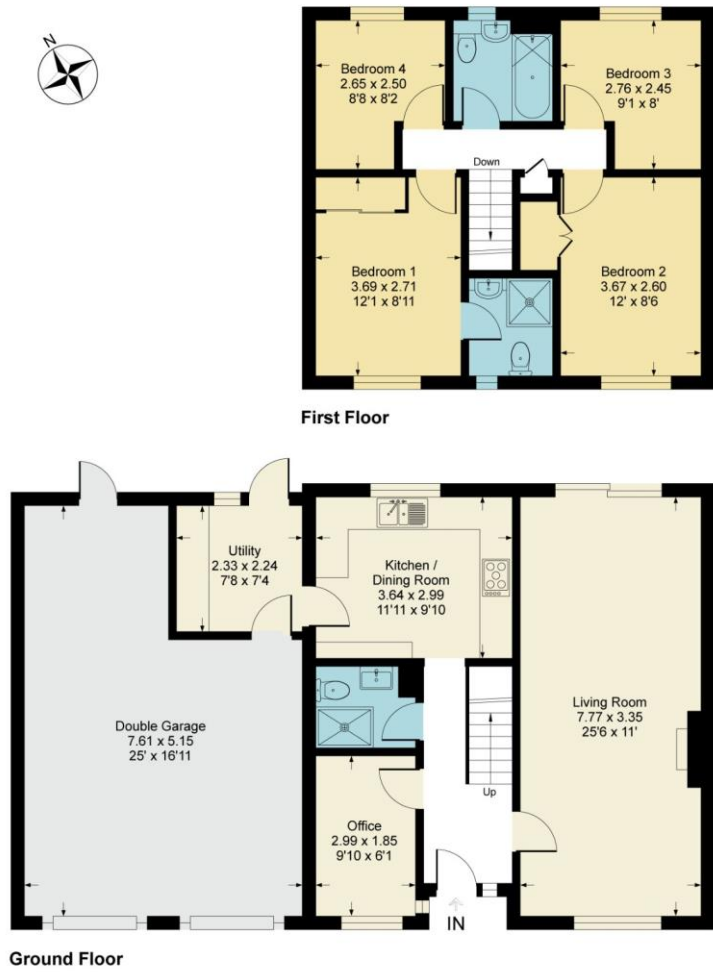


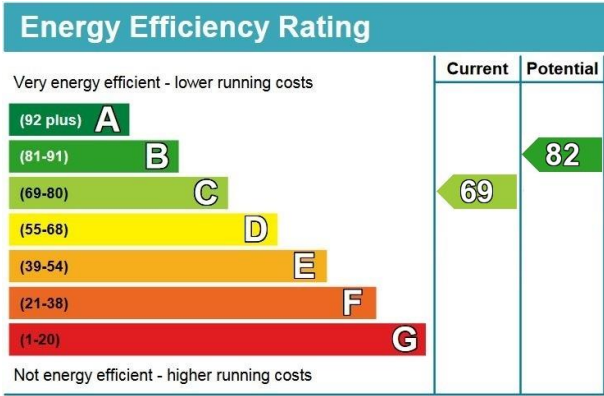
**Manor Bridge, SP9**  
Approximate Gross Internal Area = 107.3 sq m / 1155 sq ft  
Approximate Garage Internal Area = 32.9 sq m / 355 sq ft  
Approximate Total Internal Area = 140.2 sq m / 1510 sq ft



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.



**Manor Bridge Court, Tidworth**      **Guide Price £475,000 Freehold**



- Hallway
  - Study
  - Utility & Wet Room
  - 3 Further Bedrooms
  - Driveway & Double Garage
- Living/Dining Room
  - Kitchen/Breakfast Room
  - Master Bedroom Suite
  - Bathroom
  - Enclosed 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.





**DESCRIPTION:** This detached house is located in a small cul-de-sac of modern house close to the centre of Tidworth. The well presented accommodation comprises hallway, living/dining room, study, kitchen/breakfast room, utility room, wet room, master bedroom with ensuite shower room, three further bedrooms and a bathroom. Outside there is driveway parking leading to an integral double garage with automatic doors and an enclosed garden to the rear with a decked seating area.

**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. The Wellington Academy can be found in nearby Ludgershall whilst primary and nursery schools can be found in both Tidworth and Ludgershall.

**ACCOMMODATION:** Open porch with front door into:

**ENTRANCE HALL:** Stairs to first floor with understairs storage recess and doors to:

**LIVING/DINING ROOM:** Dining area with window to front and living area with patio doors to garden and wood burning stove on a granite hearth.

**KITCHEN/BREAKFAST ROOM:** Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl sink with drainer. Inset gas hob with extractor over and eye level double oven. Timber breakfast bar and integral dishwasher. Door to:

**UTILITY ROOM:** Window and door to rear garden. Eye and base level cupboards and work surface with space and plumbing below for washing machine and tumble drier. Door to garage.

**WET ROOM:** Fully tiled with rainfall shower, wash hand basin, WC and heated towel rail.

**FIRST FLOOR LANDING:** Access via pull down ladder to part boarded loft, linen cupboard and doors to:

**MASTER BEDROOM:** Window to front, fitted wardrobe cupboard and door to:

**ENSUITE SHOWER ROOM:** Window to front. Shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

**BEDROOM 2:** Window to front and fitted wardrobe cupboard.

**BEDROOM 3:** Window to rear.

**BEDROOM 4:** Window to rear.

**BATHROOM:** Window to rear. Panelled bath with shower attachment, vanity cupboard with wash hand basin, WC with concealed cistern and heated towel rail.

**OUTSIDE:** To the front there is an area of lawn and a driveway offering parking and access to:

**GARAGE:** Integral double garage with remote controlled doors, power, light and door to garden.

**REAR GARDEN:** Fully enclosed garden with access to the front. Mainly laid to lawn with flower borders and a raised, decked, seating area with planters.

**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.

