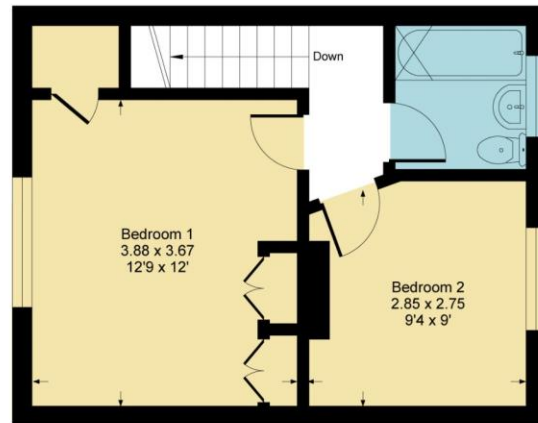
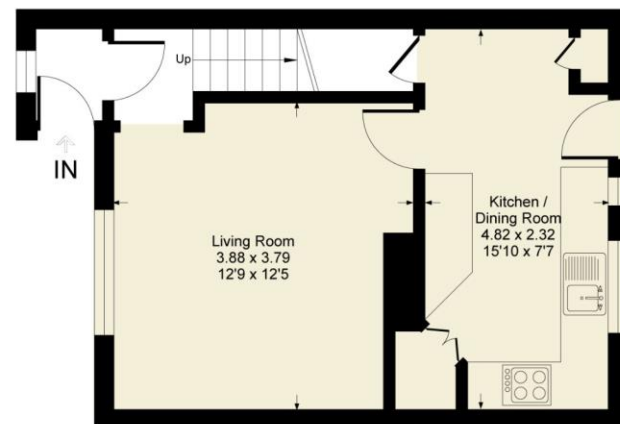


**Downsview Way, SP11**  
Approximate Gross Internal Area = 61.4 sq m / 662 sq ft



First Floor



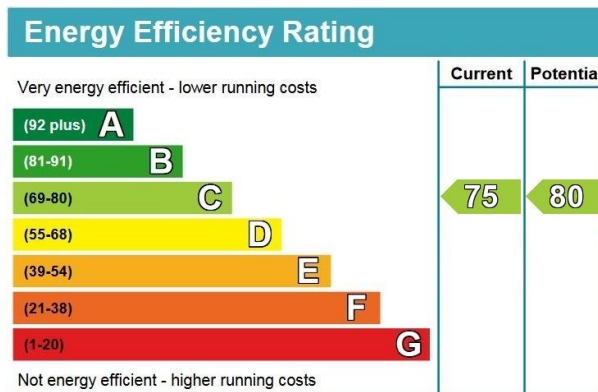
Ground Floor

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



**Downsview Way, Perham Down**

**Guide Price £235,000 Freehold**



- No Onward Chain
- Good-Sized Living Room
- Two Double Bedrooms
- Driveway Parking
- Close to Amenities
- Entrance Lobby
- Kitchen/Dining Room
- Bathroom
- Edge of Village Location
- Proximity to Transport Network

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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Available to the property market with No Onward Chain, this two-double-bedroomed, terraced house is located on the edge of the village of Perham Down. The accommodation comprises an entrance lobby, a good-sized living room, a kitchen/dining room with built-in storage options, two double bedrooms and a bathroom. Outside to the rear is a low-maintenance garden whilst the property frontage is set aside for driveway parking for two vehicles.

The front door is accessed via the driveway and opens into a useful entrance lobby with an internal glazed door opening into the living room, which is of a good size and has a front aspect. A door links through to the rear aspect kitchen/dining room, which has an external door accessing the rear garden. The kitchen includes a range of eye and base level cupboards and drawers with worksurfaces over, an inset stainless steel sink and drainer, an inset gas hob with oven/grill below, plus space and plumbing for a washing machine and a tumble dryer, as well as space for a fridge freezer. There are excellent storage options, with a built-in cupboard housing a wall-mounted gas combi boiler, a built-in understairs storage cupboard and a separate walk-in pantry. The first floor provides two double bedrooms and a bathroom.

Perham Down is a small village located on the eastern edge of Salisbury Plain, surrounded by beautiful rolling countryside and is home to a number of historic buildings and landmarks, including the Perham Down Barracks, which was built in the late 19th century and is still in use today, being home to both the Royal Electrical and Mechanical Engineers and the Royal Logistics Corps. In addition to the barracks, Perham Down is also home to a number of other historic buildings and landmarks. These include the St. Michael and All Angels Church, which dates back to the 13th century, and the Perham Down War Memorial, which was erected in memory of the soldiers who lost their lives in World War I. The village lies between the small towns of Ludgershall and Tidworth, which provide the nearest local amenities including supermarkets, veterinary surgeries, various eateries, dental practices, pre-school, primary and secondary schools, a leisure/fitness centre & a swimming pool. The village is approximately 6 miles west of Andover and 15 miles south of Marlborough, whilst the Cathedral City of Salisbury, with a wide range of shopping and recreational facilities, lies 15 miles to the south. Downsview Way is a quiet residential road on the southern edge of the village off Benin 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 (5 miles) and Andover (6 miles) into London Waterloo or via Pewsey (12 miles) into London Paddington.

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.

