



9 Beale Road, Tidworth, SP9 7WN
Guide Price £250,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Graham & Co offer to the market a three bedroom, modern family home on the outskirts of Tidworth offering lovely views and being sold with no onward chain.

The home itself comprises of entrance hall, cloakroom, lounge and kitchen/diner. Upstairs the property has three bedrooms with the master having an en suite. Also a family bathroom and storage cupboard can be found on the landing. Outside the home has a low maintenance rear garden with patio area and rear access. To the front, the house has a driveway for two cars.



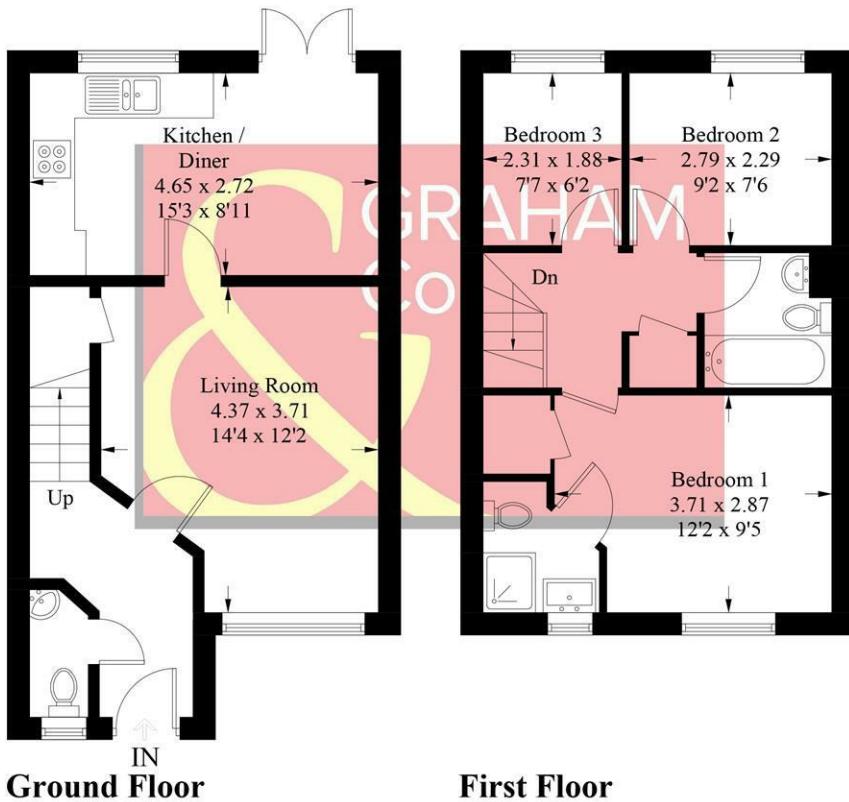


Tidworth itself is a busy and thriving Garrison town with all the key services including an impressive local centre, doctors and dental surgeries, a leisure complex and other amenities. There are more extensive shopping areas in the nearby city of Salisbury and the pretty market town of Marlborough, both within half an hours drive. As well as polo in Tidworth and racing in Salisbury there are golf, tennis, rugby and football clubs nearby, with motor racing at Thruxton. There is also easy access out into the striking countryside of Salisbury plain, providing an excellent opportunity for riding, walking and cycling. The mainline train stations of Andover and Grateley have fast regular trains to London Waterloo and from Pewsey to London Paddington.



Beale Road, SP9

Approximate Gross Internal Area = 70.3 sq m / 757 sq ft



Ground Floor

First Floor

PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID849597)

DIRECTIONS

Head out of Andover on the Weyhill Road, continue passing through the village Weyhill, then continue on the A342 towards Ludgershall. Drive through Ludgershall heading straight towards Tidworth, once reaching Tidworth take the second exit onto Windmill Drive, and take a left into Beale Road.

Energy Efficiency Rating	Current	Interval
Very energy efficient - lower running costs (02 plus) A	97	
(01-01) B	84	
(00-00) C		
(55-48) D		
(39-34) E		
(21-18) F		
(11-00) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Tax Band: C



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.