



208 Sidbury Circular Road, Tidworth, SP9 7EX
Asking Price £290,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a tastefully renovated three bedroom semi detached family home situated in the town of Tidworth to the west of Andover. The accommodation comprises of a hallway, large lounge/diner, Kitchen, three bedrooms, family bathroom, driveway parking to the front and a large laid to lawn enclosed garden with a large outhouse currently used as a gym.



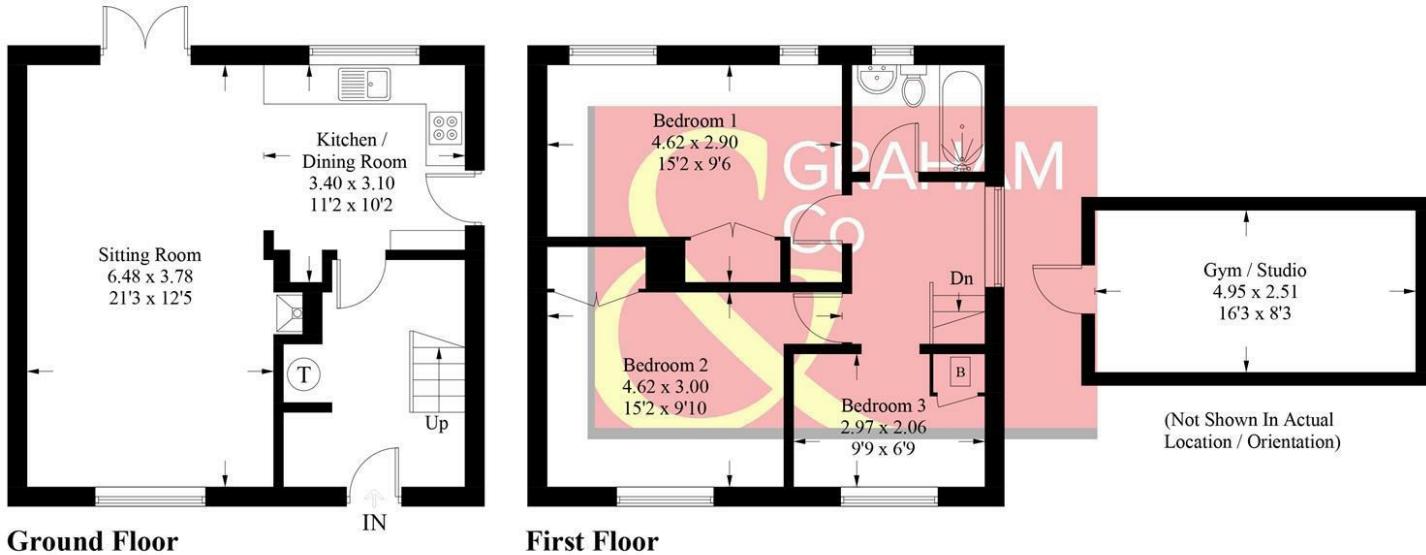


Tidworth itself is a busy and thriving Garrison town with all the key services including an impressive local centre, doctors and dental surgeries, a leisure complex and other amenities. There are more extensive shopping areas in the nearby city of Salisbury and the pretty market town of Marlborough, 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.



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Approximate Gross Internal Area = 88.2 sq m / 949 sq ft
 Gym / Studio= 12.4 sq m / 133 sq ft
 Total = 100.6 sq m / 1082 sq ft



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 (ID1087952)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	76
(58-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Tax Band: A



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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.