



31 Beech Hill Road, Tidworth, SP9 7NB  
Guide Price £175,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Offered new to the market with no onward chain and in need of modernisation is this two bedroom semi-detached bungalow situated in a quiet residential road. The property sits on a good sized plot and the accommodation itself comprises of living room, kitchen, bathroom, and two bedrooms. Internal viewing is recommended.



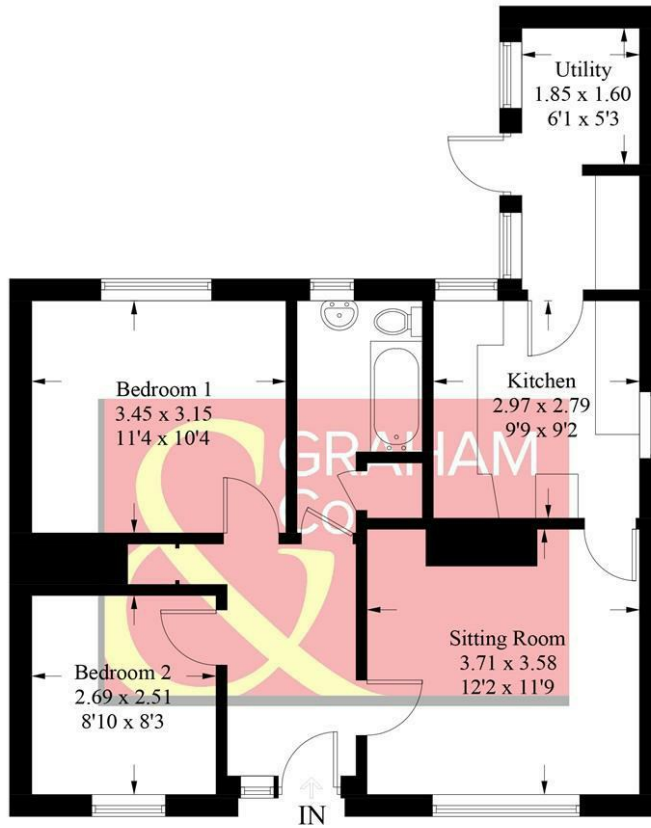


Tidworth itself is a busy and thriving Garrison town with all the key services including an impressive local centre, doctors and dental surgeries, a leisure complex and other amenities. There are more extensive shopping areas in the nearby city of Salisbury and the pretty market town of Marlborough,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



# Beech Hill Road, SP9

Approximate Gross Internal Area = 60.9 sq m / 655 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 (ID694546)

## DIRECTIONS

Leave Andover on the A342 in a westerly direction. Proceed through the village of Ludgershall, following the signs to Tidworth. On entering Tidworth, Beech Hill Road is the first turning on the left hand side.

Energy Efficiency Rating		Current	Potential
Better energy efficient - lower running costs			
100 points	A		
81-100	B		
69-80	C		
55-68	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:



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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.