

16 Shaftesbury Street, Fordingbridge SP6 1JF



An attractive and spacious Victorian terraced cottage with well-presented accommodation conveniently located close to the town centre.

Open plan living/kitchen, 2 double bedrooms and bathroom/WC.
Gas fired central heating. No forward chain. EPC band D.

Price: £220,000 Freehold
Viewing: By arrangement with above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
Tel: 01425 655333 E-Mail: post@adriandowding.co.uk www.adriandowding.co.uk

Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents

Outgoings: Council tax band C Amount payable 20224/25: £1969.73

Services: Mains water, electricity, gas and drainage.

Location: The property is conveniently located in the centre of Fordingbridge close to local amenities.

Fordingbridge provides a good selection of independent shops and eateries, a building society, post office, public library and churches of various denominations and is a short distance from the New Forest National Park boundary.

The medical centre is situated near the main car park and the local schools are to the north of the town centre. These include the Infant and Junior schools in Pennys Lane and the Burgate Secondary School and Sixth Form. The town is convenient for access to a number of important centres with Salisbury some 11 miles to the north, Ringwood 6 miles to the south, Bournemouth and Poole approximately 17 miles, whilst Jct 1 of the M27 can be reached at Cadnam about 9 miles and the port of Southampton approximately 18 miles. There is a regular bus service between Fordingbridge and Salisbury/Bournemouth.

The attractive mid-terrace Victorian cottage with brick elevations under a slate roof offers light and airy accommodation with stripped wood internal doors and exposed floorboards on the first floor adding to the character of this lovely cottage.

Timber and glazed door to:

Hall: Stairs to first floor. Door to:

Open planning living room/kitchen: Living area with large storage cupboard. Laminate flooring. Kitchen fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Stainless steel sink. Space for fridge/freezer and washing machine. Radiator.

Stairs to first floor landing: Radiator. Skylight and loft access. Walk-in cupboard with gas fired boiler and shelving.

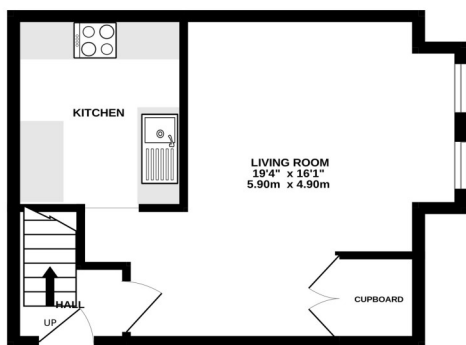
Bedroom 1: Fitted wardrobes and dressing table. Radiator.

Bedroom 2: Radiator.

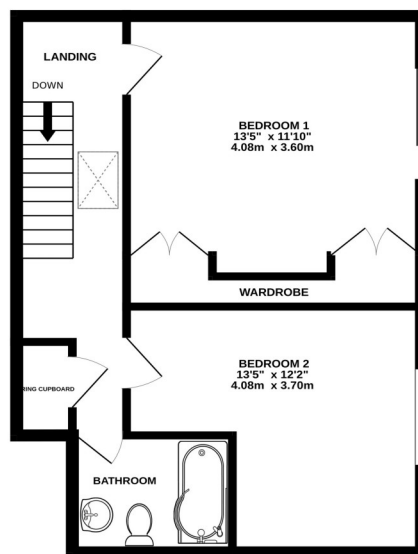
Bathroom: 'P' bath with screen and shower over. Pedestal washbasin. WC. Heated towel rail.

Please note there is no parking with this property. Long stay parking is available in the main car park, a short walk from the property, currently £220 pa.

GROUND FLOOR
311 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024