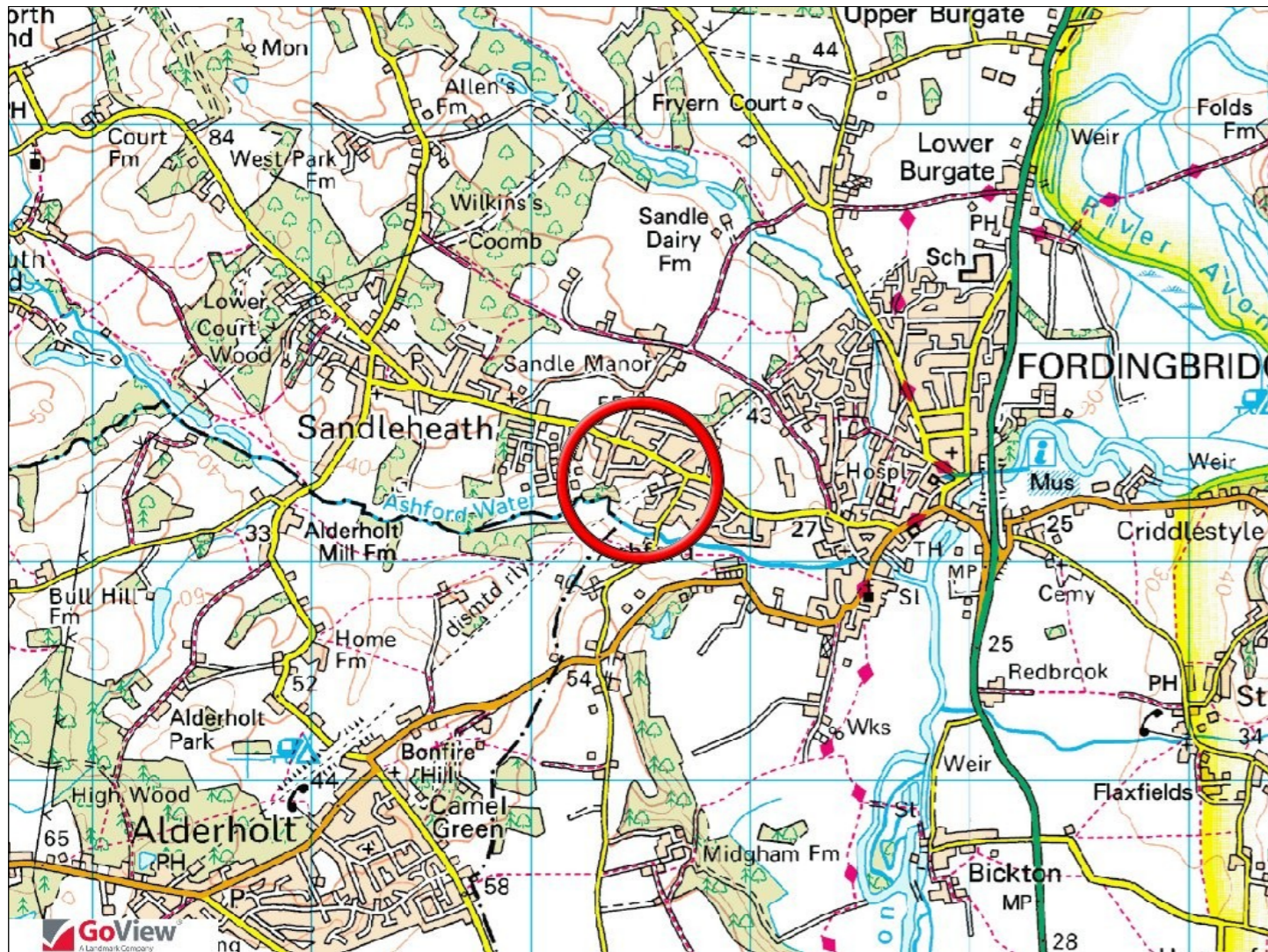


4 Jubilee Crescent, Fordingbridge, Hampshire SP6 1ED



An attractive, modern detached bungalow with well-arranged accommodation located in a quiet cul-de-sac on the edge of Fordingbridge.

Spacious hall, sitting/dining room, kitchen/breakfast room, utility room, master bedroom with en-suite shower room/WC, 2 further bedrooms and family bathroom/WC. Gas fired central heating. Double glazing. Parking and garage. Garden. No forward chain. EPC band C.

**Guide price: £425,000 Freehold**

Viewing: Strictly by prior appointment with above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH

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**Outgoings:** Council tax band: F Amount payable: 2021/22: £2,805.10

**Services:** Mains water, electricity, gas and drainage.

**Location:** The property is one of a small development of properties built by Raymond Brown Building approximately 15 years ago, located on the western edge of the Town, approximately ¾ mile from the town centre and local amenities.

**To locate:** From the town centre, proceed in the direction of Sandleheath. Continue past the Railway Hotel taking the next turning left into Jubilee Road then left in to Jubilee Crescent.

Fordingbridge provides a good selection of day-to-day facilities including a variety independent shops and eateries, a building society, public library and churches of various denominations. The medical centre and Avonway community centre are located close to the central car park with Infant & Junior schools, and the Burgate Secondary School & Sixth Form Centre found towards to the northern outskirts of the Town.

The town is within a short distance of the New Forest National Park boundary and well located for easy reach of a number of important centres with Salisbury some 11 miles to the north (where there is a mainline rail station for London/Waterloo), Bournemouth and Southampton are some 17 and 18 miles respectively and Jct 1 of the M27 can be reached at Cadnam, 10 miles via the B3078. There is a frequent bus service (X3) to Bournemouth & Salisbury.

The property is of traditional cavity wall construction with facing brick elevations under an interlocking tiled roof. The well arranged accommodation is as follows:

**Upvc door and sidelight to:**

**Spacious entrance hall:** Radiator. Cloaks cupboards. Airing cupboard with hot water cylinder. Tiled floor.

**Sitting/dining room:** A generous sized room with stone fireplace with living flame gas fire. 2 radiators. French doors to garden.

**Kitchen/breakfast room:** Fitted with a range of base cupboards, drawers and wall units. Laminated work surfaces. Stainless steel sink and drainer. Integrated fridge, freezer, dishwasher and double electric oven. 4 burner gas hob with extractor over. Tiled floor.

**Utility room:** Fitted with base cupboards and drawers. Laminated work surface. Stainless steel sink. Space for washing machine and dryer. Wall mounted gas fired boiler. Door to outside.

**Bedroom 1:** Fitted wardrobes. Radiator.

**En-suite:** Fully tiled. Shower enclosure with mains shower. WC. Pedestal washbasin. Heated towel rail.

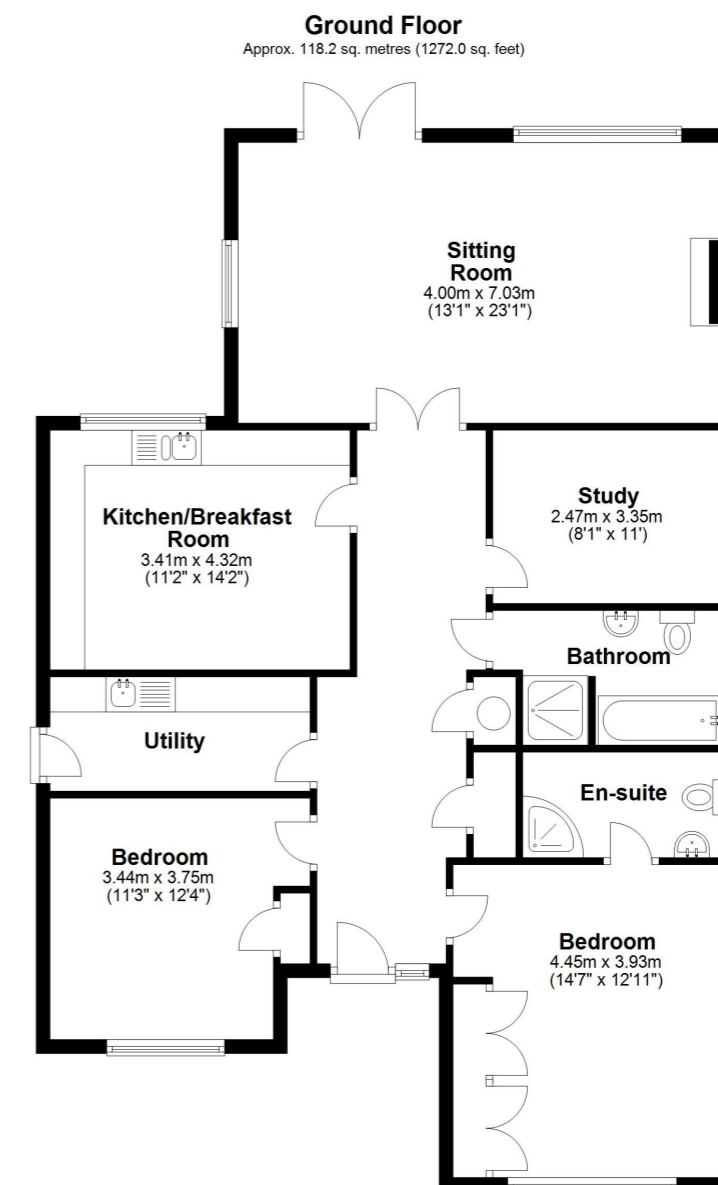
**Bedroom 2:** Fitted wardrobe. Radiator.

**Study/Bedroom 3:** Radiator.

**Family bathroom:** Fully tiled with panelled bath. Tiled shower enclosure with mains shower. Pedestal washbasin. WC. Heated towel rail.

**Outside:** The property is approached over a block paved driveway leading to a **single garage 18' 8" x 10' 6" (5.68m x 3.21m)** with electric door and power/light.

The front garden is laid mainly to lawn with the enclosed mature rear garden being laid to lawn with established border planting and a patio adjoining the property, accessed from the sitting room.



Total area: approx. 118.2 sq. metres (1272.0 sq. feet)