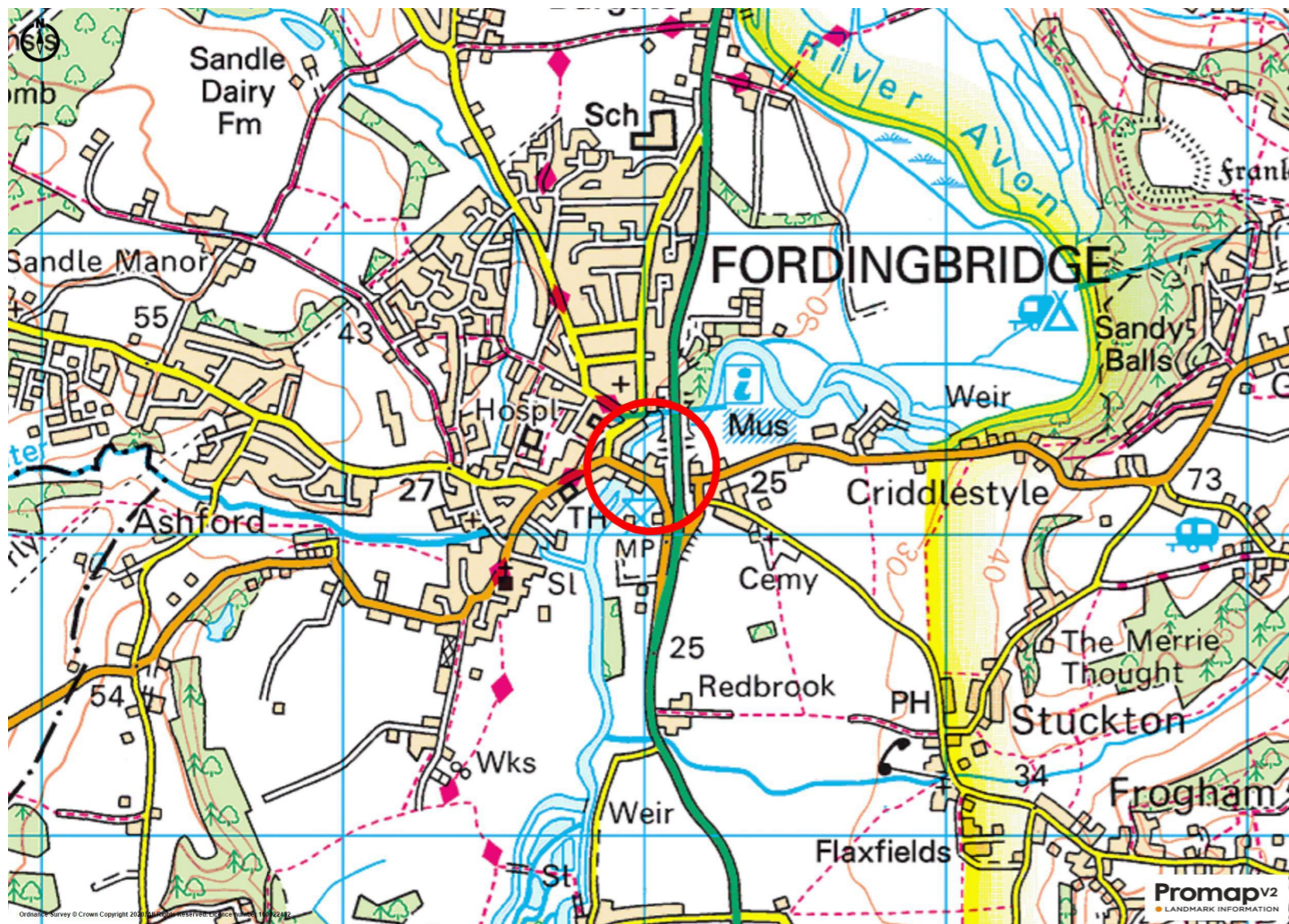


31 Bridge Street, Fordingbridge SP6 1AH



A well presented detached family home, conveniently located within a short walk of the town centre.

Entrance hall, shower room/WC, sitting room with open fire, dining room, fitted kitchen, 3 double bedrooms and family bathroom/WC. Attractive garden. Garage. Upvc double glazing. Gas fired central heating. EPC band D.

Price: £395,000 Freehold

Viewing: Strictly by prior appointment through 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: D Amount payable 2023/24: £2117.17

Services: Mains water, electricity, gas and drainage.

Location: The property is conveniently located within a short walk of the town centre and on the main bus route to Salisbury and Bournemouth.

To locate: From our office proceed over the bridge and the property will be found after a short distance on the left hand side.

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

The town is within a short distance of the New Forest National Park boundary and within easy reach of a number of important centres with Salisbury 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, about 10 miles via the B3078.

Built in the 1970s the property is of traditional cavity wall construction under a tiled roof and offers well-arranged living accommodation with a generous, private garden and detached brick built garage. The well presented accommodation is as follows;

Timber entrance door to:

Hall: Radiator. Tiled floor.

Shower room: Large shower enclosure with mains shower fitted. WC. Washbasin.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Spaces for fridge/freezer, washing machine and dishwasher. Range cooker. Stainless steel sink. Under stairs larder cupboard. Wall mounted gas fired boiler.

Sitting room: Open fire with Adams style fireplace. Radiator. Open to:

Dining room: Radiator. Patio doors to garden.

Stairs from hall to first floor landing: Access to roof space. Cloaks cupboard.

Bedroom 1: Fitted wardrobes. Radiator.

Bedroom 2: Deep fitted wardrobe. Radiator.

Bedroom 3: Built-in storage cupboards. Radiator.

Bathroom: Panelled bath. WC. Pedestal washbasin. Radiator.

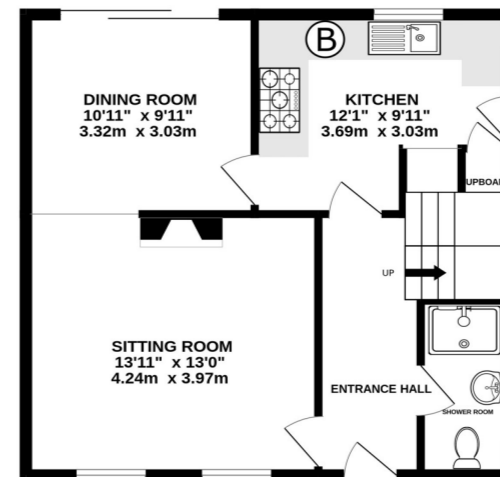
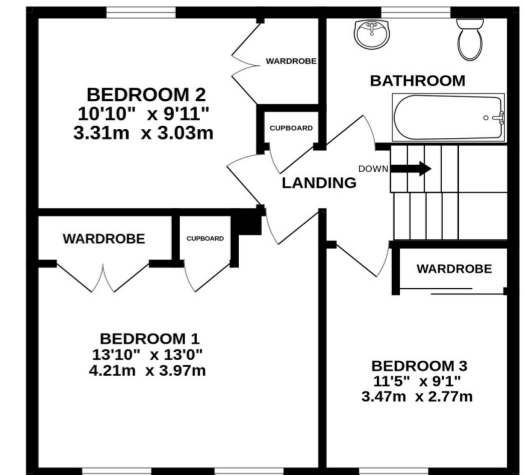
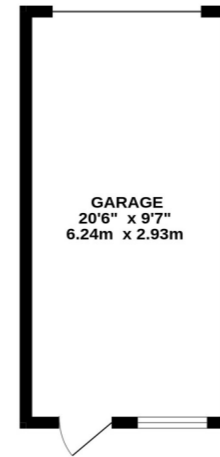
Outside: The property is approached from Bridge Street through a picket gate to the front garden that is enclosed by a mature beech hedge and with side access to the attractive, private rear garden. Vehicular access to the rear of the property leads to the **detached single garage** (power and light) with an up and over door and door to garden.



GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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.
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