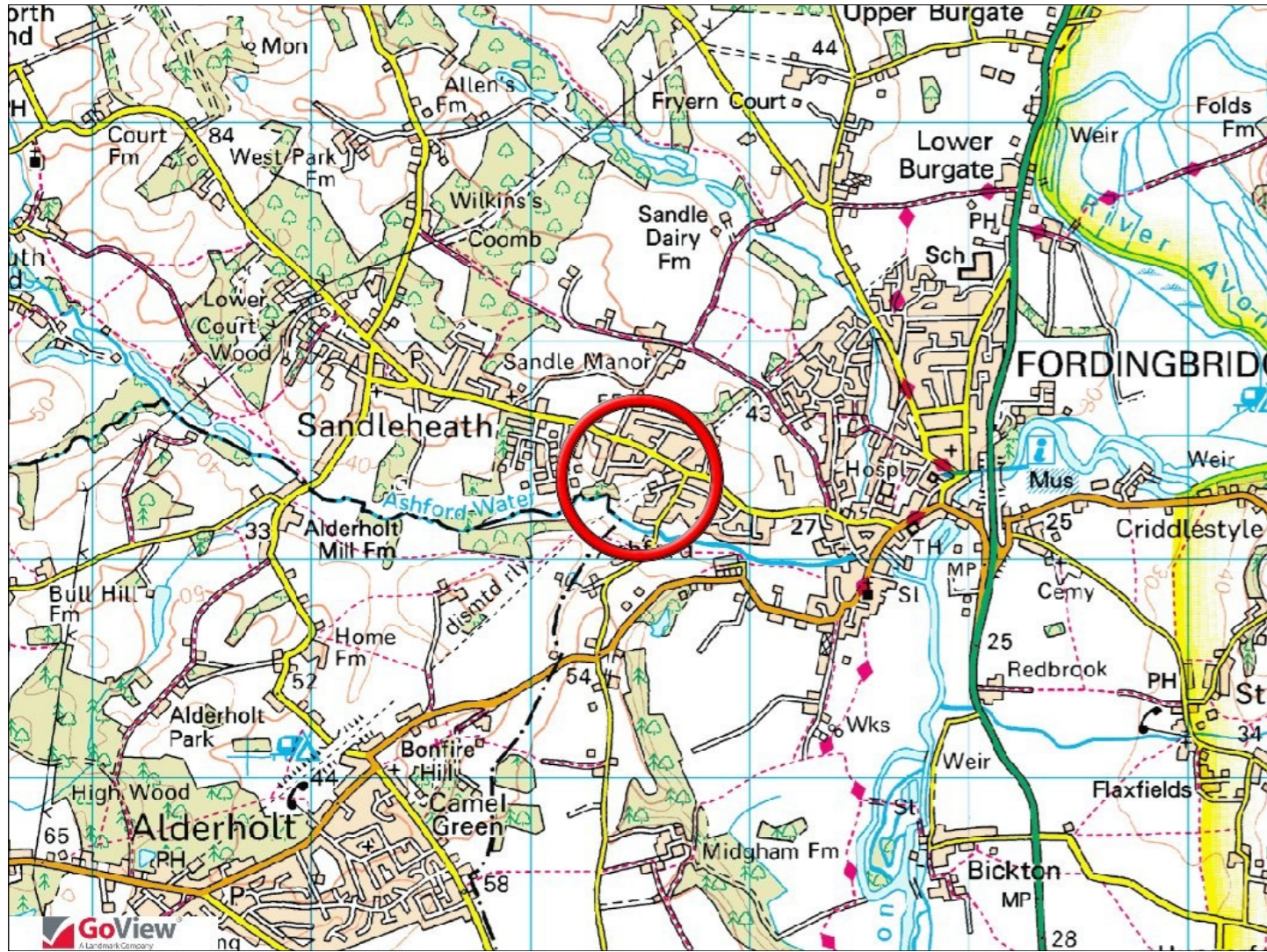


16 Jubilee Road, Fordingbridge, Hampshire SP6 1DP



A detached chalet style bungalow, with spacious and flexible accommodation located on the edge of Fordingbridge.

Hall, sitting room, kitchen, dining room, 2 double bedrooms, bathroom/WC and cloakroom/WC. First floor bedroom with walk-in storage room. Gas fired central heating. Upvc double glazing. Parking and garage. Attractive garden. EPC band D.

Guide price: £430,000 Freehold

Viewing: Strictly by prior appointment with above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH

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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: 2024/25: £2215.95

Services: Mains water, electricity, gas and drainage.

Location: The property is 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.

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 rendered elevations under a tiled roof offering flexible and well maintained accommodation that gives scope to reconfigure or extend (subject to planning) if desired.

Storm porch with composite entrance door to:

Hall: Radiator. Under stairs cupboard.

Bedroom 1: Fitted wardrobes, drawers and bedside cabinets. Radiator.

Bedroom 2: Fitted wardrobe. Radiator.

Bathroom: Panelled bath. Vanity washbasin. WC. Separate shower unit with mains shower fitted. Linen cupboard with gas fired boiler and pressurised hot water cylinder and shelving. Heated towel rail.

Sitting room: Adams style fireplace with fitted gas fire. Linen cupboard giving access to hot water cylinder. Radiator. Patio doors to garden.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Spaces for under counter fridge, freezer, washing machine and cooker. Laminate work surfaces. Stainless steel sink. Open to:

Dining room: Built in dresser and storage. Radiator. Stairs to first floor.

Hall (off kitchen): Door to outside.

Cloakroom: WC. Washbasin. Radiator.



GROUND FLOOR
1178 sq. ft. (109.4 sq.m.) approx.

1ST FLOOR
295 sq. ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 1473 sq. ft. (136.8 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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