

5 Meadow Avenue, Fordingbridge, Hampshire SP6 1LN



A recently renovated detached bungalow conveniently located within a popular residential area close to local amenities, schools and the main bus route.

Hall, sitting/dining room, kitchen/breakfast room, 3 bedrooms, shower room/WC and cloakroom/WC. Parking and garage. Gas fired central heating. Upvc double glazing. EPC band C.

Price: **£405,000** Freehold

Viewing: Strictly by prior appointment through above sole agents.

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Outgoings: Council tax band: D Amount payable 2024/25 £2,215.95

Services: Mains water, electricity, gas and drainage.

Location: The property is located in a quiet residential area, within walking distance of local amenities, schools and the main bus route.

To locate: From our office in Bridge Street turn right at the mini roundabout, after a short distance turn left into Green Lane (Just past the Post Office) continue on Green Lane which turns into Whitsbury Road. After approximately half a mile turn left into Parsonage Park Drive then fourth left into Meadow Avenue.

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.

The updated and very well-presented property comprises a modern detached bungalow, built in the 1970s, that has been extensively improved by the current owners within the last 2 years. These improvements include a new kitchen, gas fired combi boiler, shower and cloakroom, upgrading of the electrics and fuse board and oak internal doors.

Upvc door to enclosed entrance porch:

Hall: Wood effect laminate flooring. Radiator. Linen cupboard. Loft access.

Sitting/dining room: Parquet floor. 2 radiators. Marble hearth with electric fire.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Integrated dishwasher, double electric oven with gas hob and extractor over. Spaces for washing machine and dryer. Space for fridge/freezer. Quartz work surfaces with inset stainless steel sink. Breakfast bar. Radiator.

Bedroom 1: Built-in wardrobes. Door to deck and garden. Tall radiator.

Bedroom 2: Radiator.

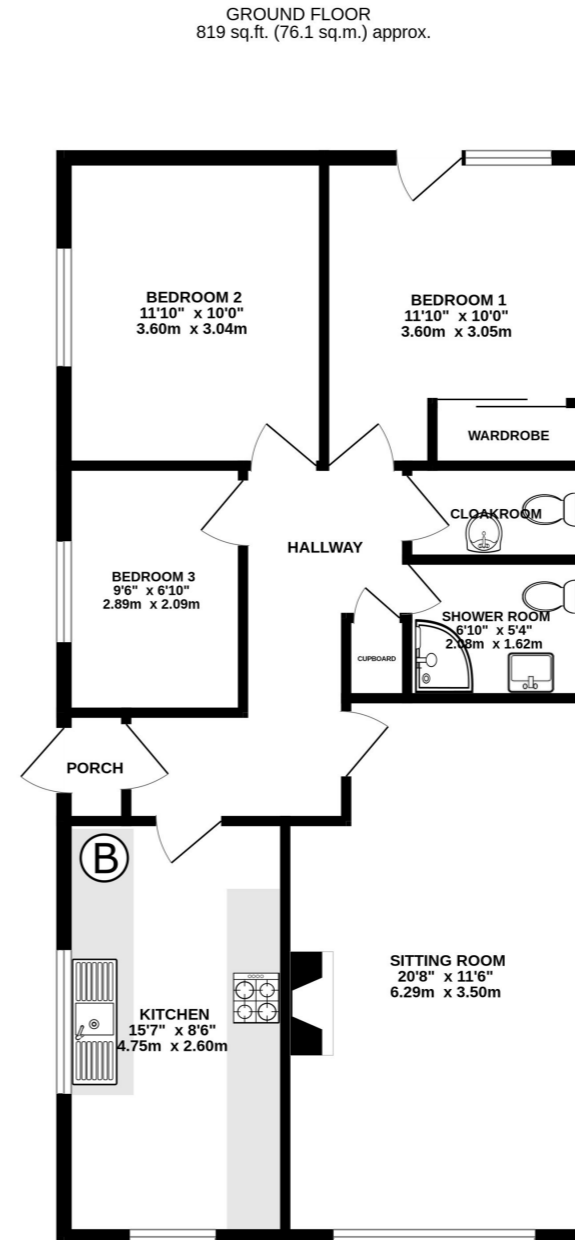
Bedroom 3: Radiator.

Shower room: Corner shower with mains shower fitted. Vanity washbasin. WC. Radiator.

Cloakroom: WC. Vanity wash hand basin.

Outside: The property is approached over a driveway providing parking for a number of cars and leading to a **single garage 18' 1" x 8' 4" (5.50m x 2.55m)** with up and over door and personnel door.

The front garden is laid to lawn, with the enclosed rear garden being laid mainly to lawn with a decked area adjoining bedroom 1 and a greenhouse.



TOTAL FLOOR AREA: 819 sq.ft. (76.1 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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