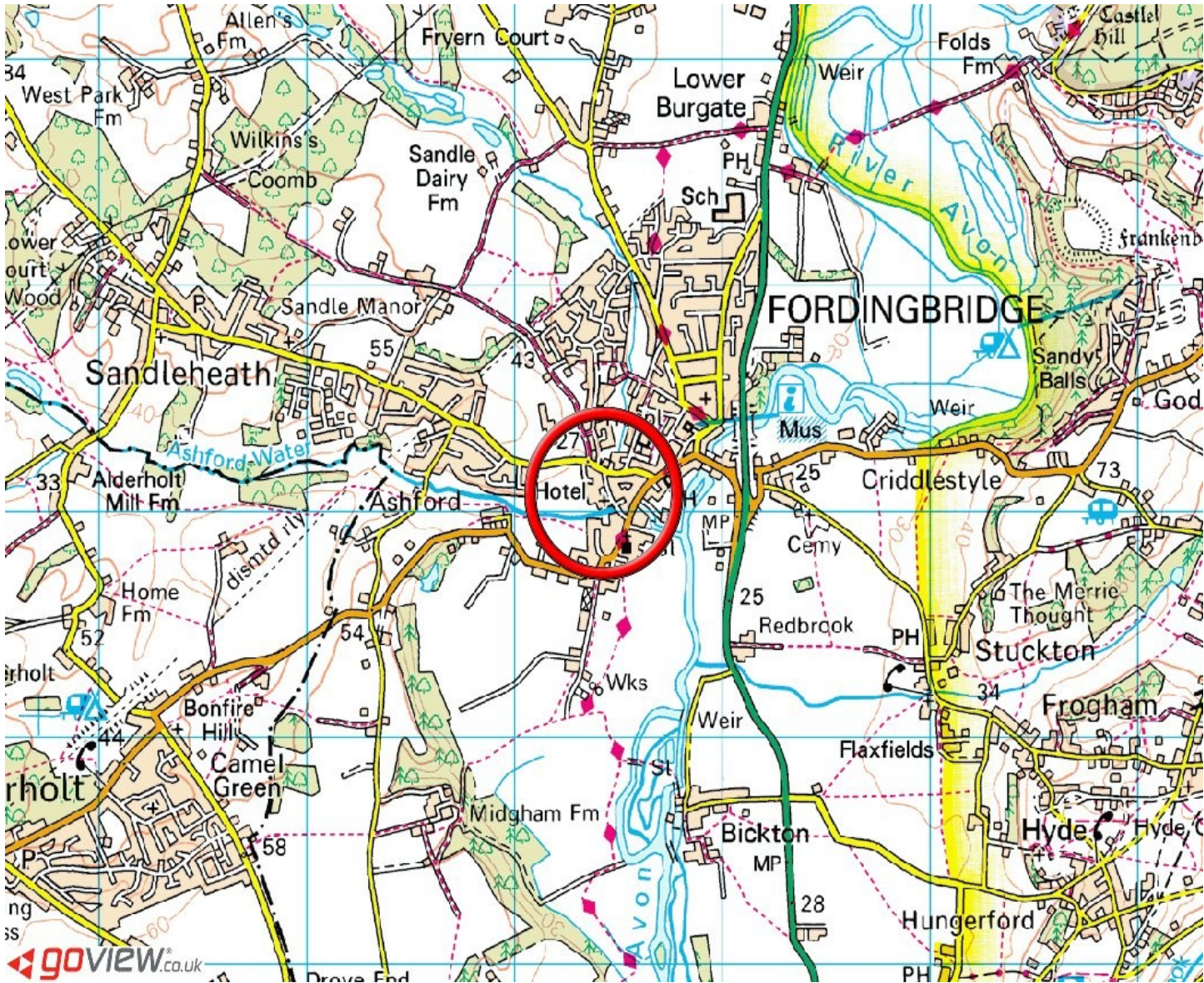


May Cottage, 24 West Street, Fordingbridge SP6 1JH



An attractive modernised late Victorian brick & clay tile semi detached cottage enjoying a secluded yet convenient location within walking distance of the Town centre.
Hall, sitting room, dining room, kitchen, utility room, cloakroom/WC, 3 bedrooms, bathroom/WC. Gas central heating. Double glazing. Garage & parking. Garden. EPC band D

Price: £315,000 Freehold

No onward chain

Viewing: Strictly by prior appointment through above sole selling agents.

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Outgoings: Council tax band E Amount payable 2017/18: £2,328.76

Services: Mains water, electricity, gas and drainage.

Location: The property is well located in a pleasant residential backwater a short distance from Fordingbridge town centre and it's local amenities.
To locate: From our office in Bridge Street, turn left into the High Street and bearing right into Shaftesbury Street. Just before the old Police Station turn left into West Street. To locate property see plan attached. Fordingbridge provides excellent facilities including a variety of independent shops, a building society, medical centre and churches of various denominations. The Infant, Junior and Burgate Secondary School & Sixth Form Centre are located towards the northern edge of the town and are within walking distance. The town is situated on a main bus route for regular services to Salisbury (11 miles) where there is a mainline rail station for services to London Waterloo. Ringwood and Bournemouth are some 6 and 17 miles to the south. Jct 1 of the M27 can be reached at Cadnam, about 10 miles to the south-east. The port of Southampton is approximately 18 miles.

The property is one of a pair of attractive south facing brick built cottages which we believe were built in the 1880s. In recent years the cottage has undergone substantial refurbishment to create what is now a very attractive, characterful home in a private yet most convenient location.

Accommodation:
Half glazed door to: **Hall:** Radiator. Thermostat for central heating. Stairs to first floor.

Sitting Room: 17' 5" max 15'2" min x 12' 0" (5.31m x 3.66m). Open fireplace with stone surround and hearth. Radiator. Under stairs cupboard.

Dining Room: 12' 0" x 10' 7" (3.66m x 3.23m). Radiator. Laminate floor. French doors to garden.

Kitchen: 13' 9" max x 8' 7" max (4.19m x 2.62m). Fitted with a range of painted base and wall units. 1 1/2 bowl stainless steel single drainer sink with mixer tap. Space and power for electric cooker. Cooker hood over. Radiator. Laminate floor.

Utility room: Gas fired combination boiler for central heating and domestic hot water. Plumbing and space for washing machine. Door to driveway. Cloakroom/wc with low level wc and wash-hand basin.

Stairs from hall to first floor landing:

Bedroom 1: 12' 2" x 8' 2" min (3.71m x 2.49m) excluding recess. Radiator. Built-in wardrobe.

Bedroom 2: 9' 11" x 6' 6" (3.02m x 1.98m) Radiator. Built-in wardrobe.

Bedroom 3: 9' 6" x 5' 2" (2.9m x 1.57m) excluding recess. Radiator. Built-in wardrobe. Access to roof space.

Bathroom: White suite comprising a panelled bath. Low level WC. Vanity unit with washbasin and storage under. Extractor fan. Velux roof light. Laminate floor. Chrome ladder style towel rail.

Outside: The property is approached from West Street via a driveway providing parking for 2 cars and giving access to a detached single garage. There is an attractive private south facing cottage garden to the front of the property.

