



95 Station Road, Fordingbridge SP6 1BU
£325,000

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95 Station Road, Fordingbridge SP6 1BU

- Semi-Detached Victorian House
- Two Double Bedrooms
- Private Rear Garden
- Ideal First Time Buy / Buy to Let
- Short Walk to Town Centre
- Character Features
- Off Road Parking to Rear
- Potential to Extend / Covert Loft STP
- Short Drive to Major Towns & Transport Links
- Call now to arrange a viewing 01202 117288



Castleman are pleased to present this charming Victorian semi-detached house in the historic town of Fordingbridge. Just a short walk away is the popular Railway Hotel public house, as is the nearby town centre with its wide range of shops, restaurants and facilities. The cathedral city of Salisbury is around 12 miles away and offers a comprehensive range of amenities, including mainline trains to London Waterloo. Bournemouth, Ringwood and Southampton are also all within easy access.

This accommodation is well-presented throughout and retains key character features including sash windows, fireplaces and high ceilings, giving this home an attractive cottage feel. To the ground floor is a delightful sitting room to the front aspect, with a useful large understairs cupboard. To the rear is a spacious kitchen/breakfast room, with ample space for a dining table, making it ideal for family meals and entertaining. A door leads through to a useful cloakroom providing a second WC for the property.

From the entrance hall, stairs rise to the first floor where two good sized double bedrooms are found. Both have feature fireplaces and built-in storage cupboards, plus there is a family bathroom with a traditional style suite.

The back door provides access to the rear, where a southerly aspect enclosed rear garden is found. This relaxing space offers a good degree of privacy and benefits from lawn, raised flower beds and an outside tap. To the rear, a driveway provides off road parking for up to two cars parked in tandem. A shed is currently positioned to the rear but if this was not required then further driveway space could be otherwise utilised.

The property also offers potential for future extension or loft conversion, subject to any necessary permissions. In recent times the windows and the door to the rear of the property have been replaced.

This characterful property is sure to prove popular and is ideal for first time buyers and buy to let investors alike.



Entrance Hall

Sitting Room

15'8" x 10'4" (4.80 x 3.15)

Kitchen/Breakfast Room

10'4" x 10'2" (3.17 x 3.10)

Ground Floor WC

Stairs to First Floor Landing

Bedroom 1

13'1" x 10'2" (3.99 x 3.10)

Bedroom 2

12'9" x 8'2" (3.91 x 2.51)

Bathroom

Outside

The southerly aspect enclosed rear garden is a relaxing space offering a good degree of privacy and benefits from a tiled patio area, lawn, raised flower beds and an outside tap. The driveway to the rear provides off road parking for up to two cars parked in tandem. A shed is currently positioned to the rear but if this was not required then further driveway space could be otherwise utilised.

Tenure

Freehold

Council Tax

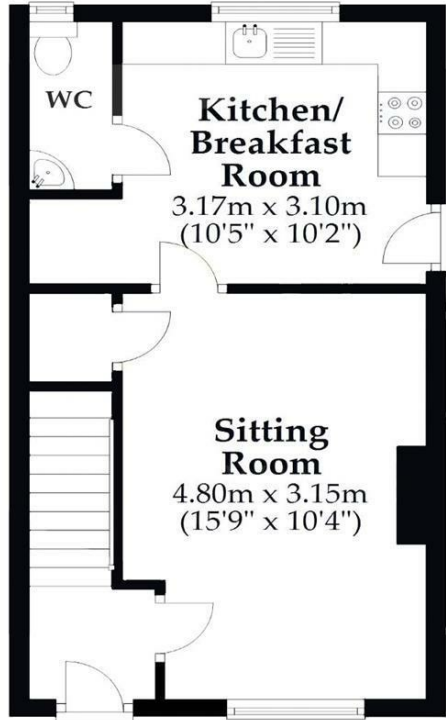
Band C





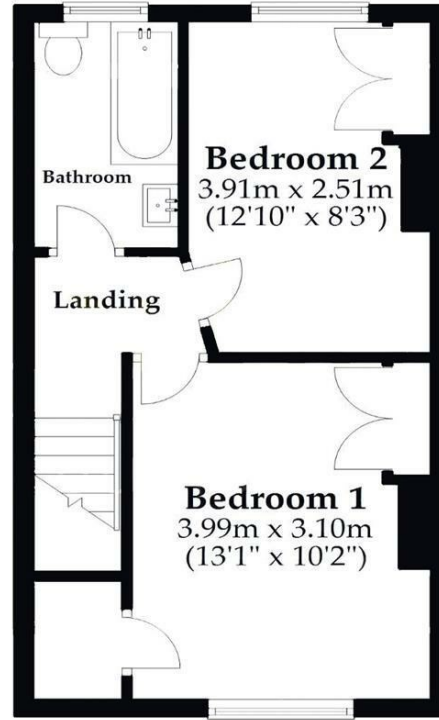
Ground Floor

Approx. 33.4 sq. metres (359.3 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.3 sq. feet)



Total area: approx. 66.8 sq. metres (718.6 sq. feet)

This plan is not to scale and it is for general guidance only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our office on 01202 117288 if you wish to arrange a viewing for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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