

Augustus Avenue,
Fordingbridge, SP6 1FL



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MOVING BEYOND EXPECTATIONS



Guide Price: £375,000

Located on the award winning Augustus Park development by Pennyfarthing is this high specification three bedroom semi-detached home. The perfect property for first time buyers, growing families and investors this beautifully presented house comprises of an open plan kitchen, dining and living room, a downstairs WC, modern family bathroom and a private driveway with parking for multiple vehicles. Conveniently situated close to forest walks and benefiting from an open outlook to the front the property also enjoys a landscaped back garden and profits from the remaining years of NHBC warranty and must be viewed to be appreciated.

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- Three Bedroom Semi Detached House
- Driveway with Multiple Parking Spaces
- Modern Décor Throughout
- Landscaped Private Back Garden with Patio
- Spacious Open Plan Kitchen/living area
- High Specification Pennyfarthing build
- Short walk to Open Heath/Forest and Local SANG
- Remainder on the NHBC Building Warranty

Entrance

Approached via a short block paved pathway sandwiched between two flowerbeds is the storm porch covered composite front door. Providing access to the modern entrance hallway with wood affect Karndean flooring which features throughout the ground floor of the property.

Sitting/Dining Room

Located to the rear of the property and accessed via the hallway is the bright and spacious sitting room. Upgraded by the current owners with a media wall incorporating space and wiring for a large TV and separate sound bar as well as modern electric fireplace and LED downlights.

Enjoying views and access to the private back garden the sitting room is open to the kitchen and dining area which enjoys ample space for a table and chairs as required. The sitting room also features a large understairs cupboard with room for further storage.

Kitchen

Open to the living area the contemporary kitchen is complete with integrated appliances including a dishwasher, fridge freezer and washing machine. Overlooking views to the open space found to the front of the property via UPVC double glazed window the kitchen also comprises of modern off white base and eye level units with contrasting worktop, oven

and four ring gas hob and a stainless steel sink with drainage board. The kitchen also houses the Worcester Boiler.

Downstairs WC

Designed to a modern specification the downstairs WC is perfect for visiting guests and comprises of a front facing opaque window, low-level WC, gas central heating (GCH) wall hung radiator, sink with mixer tap.

Landing

A carpeted staircase leads to the first floor landing and houses a large storage cupboard suitable for towels and linen and provides access to the three bedrooms and bathroom.

Bedroom 1

The principle bedroom is located to the front of the property and is a well-proportioned bright space benefiting from two large UPVC double glazed windows enjoying elevated open views. Bedroom one also features floor to ceiling wardrobes with mirrored sliding doors and an additional built in wardrobe with hanging and shelving space.

Bedroom 2

Bedroom two is located to the back of the property and features ample space for a double bed and additional furniture as required. Complete with neutral décor and carpeted flooring.

Bedroom 3

The third bedroom is a versatile space currently utilised as a home office.

Family Bathroom

The contemporary family bathroom is accessed via the first floor landing and comprises of tiled floors, a paneled bath, shower screen and attachment, wash hand basin and low level WC.

Outside Space

The generously sized private back garden is a real feature of the property and benefits from a carefully landscaped design. Accessed via double doors from the living room or a secure side gate the private back garden is fully enclosed by board fencing.

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Featuring, raised flowers beds, two patio areas and a central lawn the garden is suitable for entertaining friends and family and offers plenty of space for Al-Fresco dining and Ratan furniture.

To the right of the property is a large private driveway suitable for multiple vehicles.

Location

Augustus park is conveniently located on the outskirts of the popular market town of Fordingbridge and enjoys access to multiple dog walking hotspots. When developing Augustus Park a childrens play park was created as well as an area

of sustainable natural alternative greenspace (SANG) land with boardwalks around and over the river, gravel paths, dog walking dipping areas and seating.

Popular with commuters, Fordingbridge has a variety of shops, bars and restaurants, with a beautiful recreational area/park, doctors and dental surgeries and is the gateway to the New Forest. The A338 leads to Ringwood, A31 to the South Coast and Bournemouth and M27/M3 to London. As well as being within convenient driving distance of the beautiful Dorset beaches and Hampshire's brilliant New Forest, Fordingbridge is

Well positioned to take advantage of the International Airports located in Bournemouth and Southampton.

Tenure:

Freehold

Council Tax Band:

C

Local Authority:

New Forest

EPC Rating:

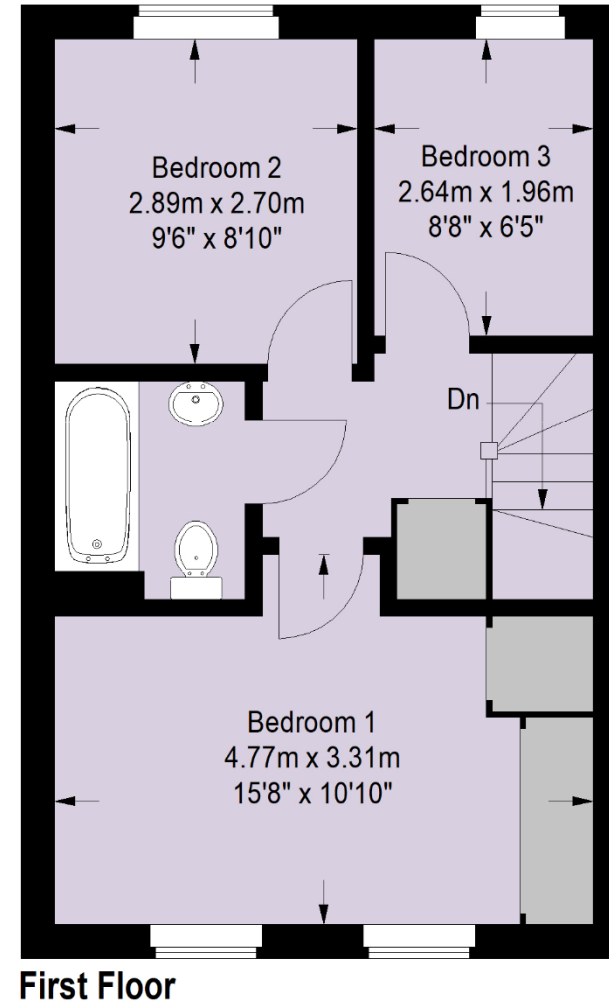
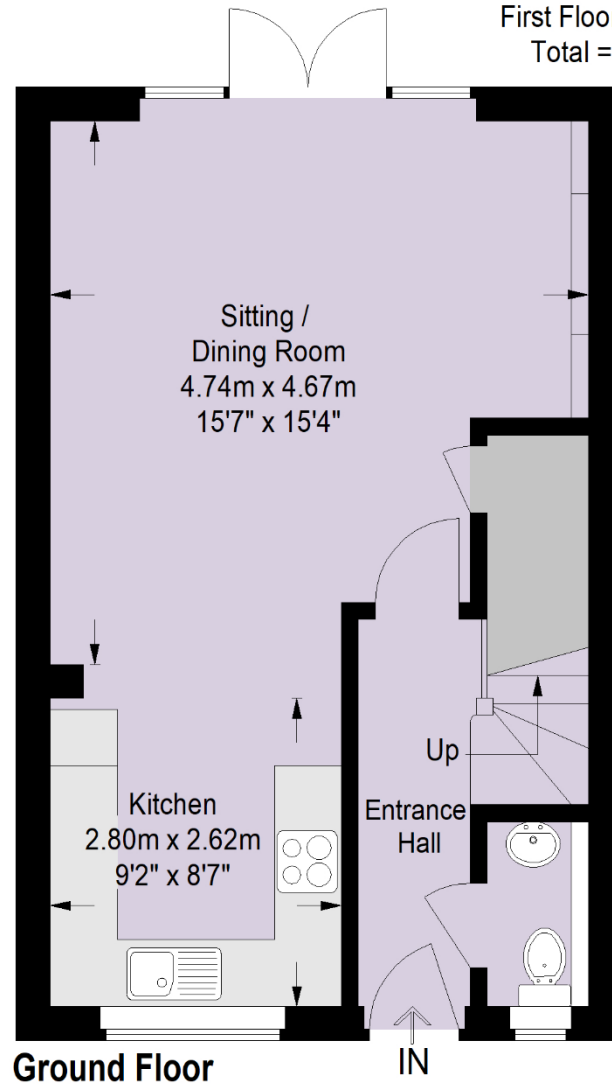
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Contact us today to arrange a viewing of this property!



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
 Ground Floor = 38.7 sq m / 416 sq ft
 First Floor = 37.9 sq m / 408 sq ft
 Total = 76.6 sq m / 824 sq ft



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Disclaimer: We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Meyers.

