



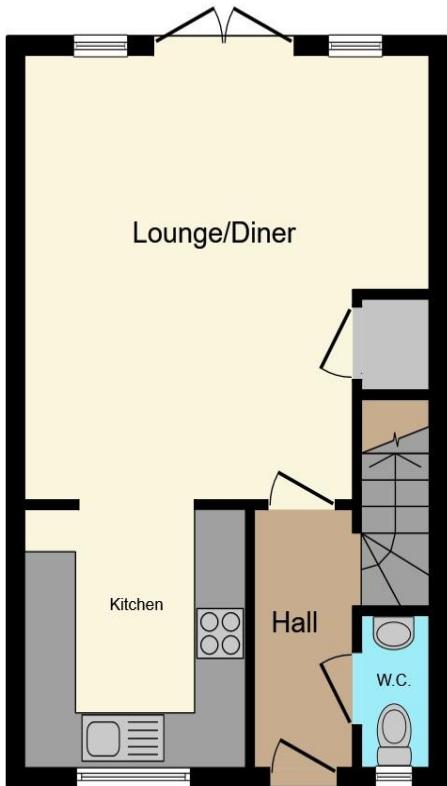
Augustus Avenue, Fordingbridge SP6 1FL

welcome to

Augustus Avenue, Fordingbridge

Augustus Avenue is a great option for families, first-time buyers, or downsizers looking for a peaceful yet connected place to live. Forming part of a tidy, well-laid-out development - a recent and popular residential build!

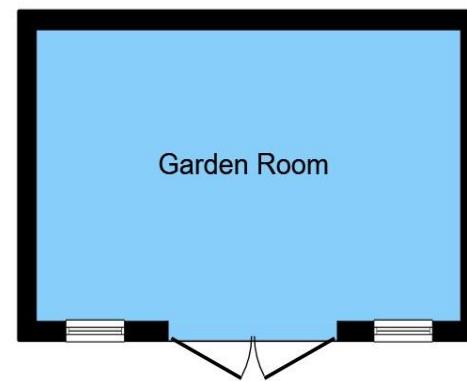




Ground Floor



First Floor



Outbuilding

Entrance Hall

W.C

Lounge/ Diner

25' 6" x 15' 7" (7.77m x 4.75m)

Kitchen

9' 3" x 8' 6" (2.82m x 2.59m)

Bedroom 1

15' 8" x 9' 10" (4.78m x 3.00m)

Bedroom 2

9' 6" x 8' 10" (2.90m x 2.69m)

Bedroom 3

8' 8" x 6' 4" (2.64m x 1.93m)

Bathroom

6' 3" x 5' 7" (1.91m x 1.70m)

Garden

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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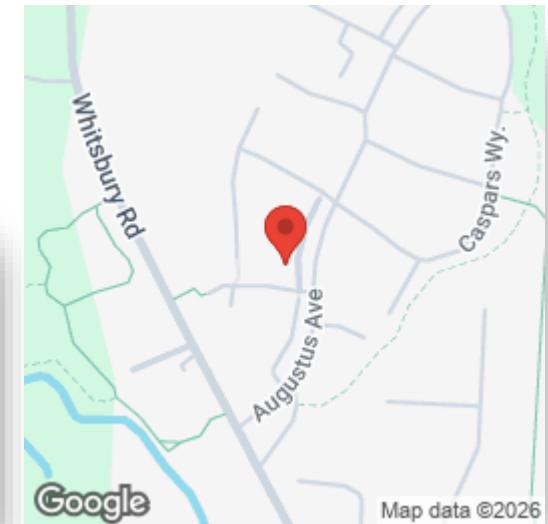
- Semi-detached, 3 bedroom house located in the sought-after Augustus Park development.
- South/east-facing low-maintenance garden.
- Close to local schools, shops, and countryside walks.
- Extra visitors parking spaces available in front of the house.
- Located on a quiet no-through road within a popular residential area.

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in excess of

£355,000



view this property online fox-and-sons.co.uk/Property/FDB105235

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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