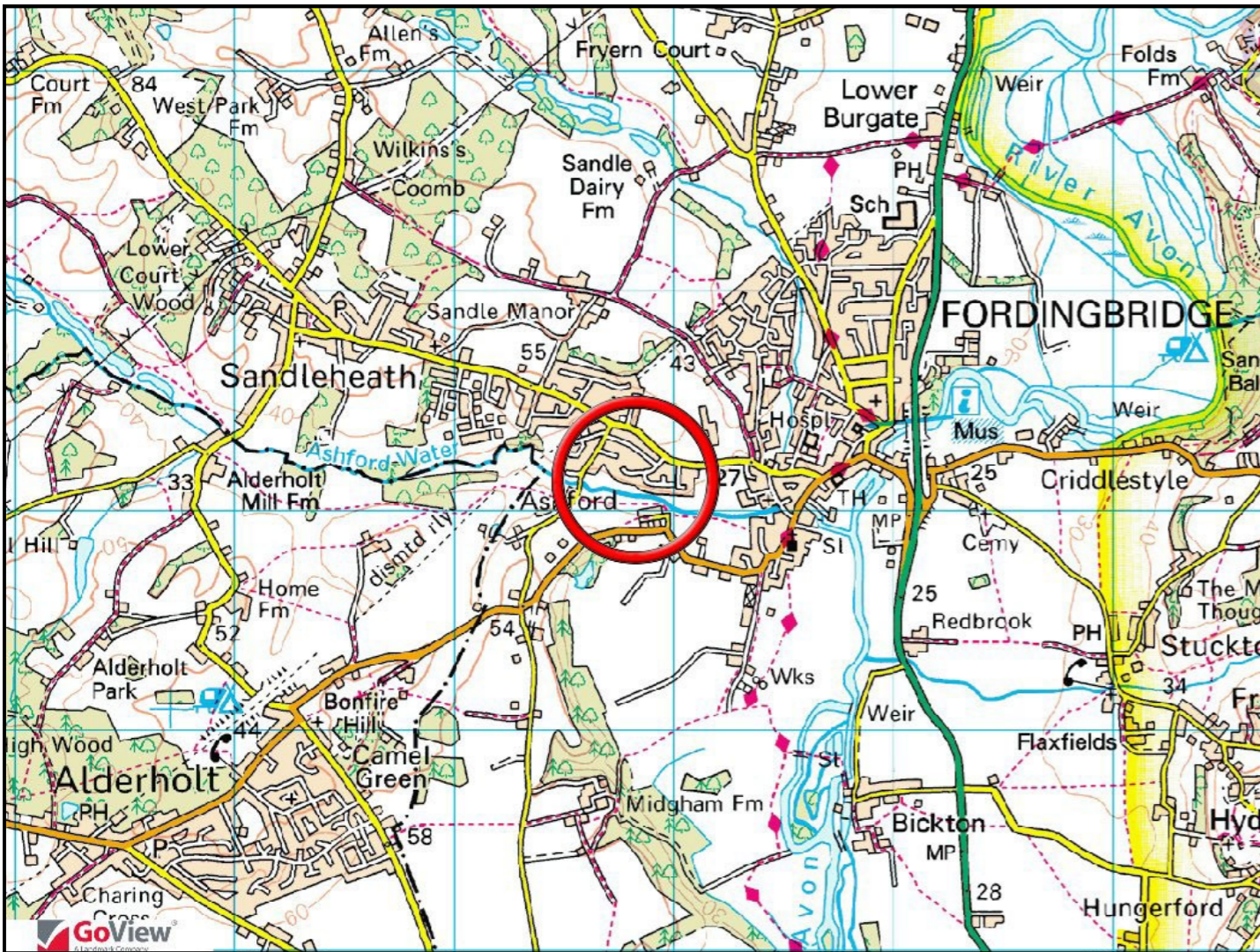


9 Victoria Road, Fordingbridge, Hampshire SP6 1DD



A well-presented and updated, detached bungalow with spacious and well-arranged accommodation.

Hall, sitting/dining room, kitchen, 2 bedrooms, study/bedroom 3 and bathroom/WC. Gas fired central heating. Upvc double glazing. Garden. Garage and parking. No forward chain. EPC band D.

Price: **£375,000** Freehold

Viewing: Strictly by prior appointment through above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
Tel: 01425 655333 E-Mail: post@adriandowding.co.uk www.adriandowding.co.uk

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Outgoings: Council tax band: D Amount payable 2023/24: £2,117.17

Services: Mains water, electricity, gas and drainage.

Location: Located in a popular and convenient road, walking distance to the town centre.

To locate: From the town centre, proceed in the direction of Sandleheath and immediately after the private Care Home turn left into Victoria Road.

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.

A tastefully updated detached bungalow with spacious living accommodation benefiting from lofty ceilings in the sitting room and kitchen. The property has been recently modernised including updated electrics, plumbing, gas fired boiler (2023), kitchen and bathroom.

Hall: Steps to bedrooms. Linen cupboard with radiator and shelving.

Sitting room: 2 radiators. Door to garden. Opening to:

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Stainless steel sink. Integrated dishwasher, fridge, freezer and double electric oven. Electric hob and extractor over. Open laundry cupboard with plumbing for washing machine and space for tumble dryer. Cupboard housing gas fired boiler. Door to outside.

Bedroom 1: Radiator.

Bedroom 2: Radiator.

Bedroom 3/study: (off sitting room). Radiator.

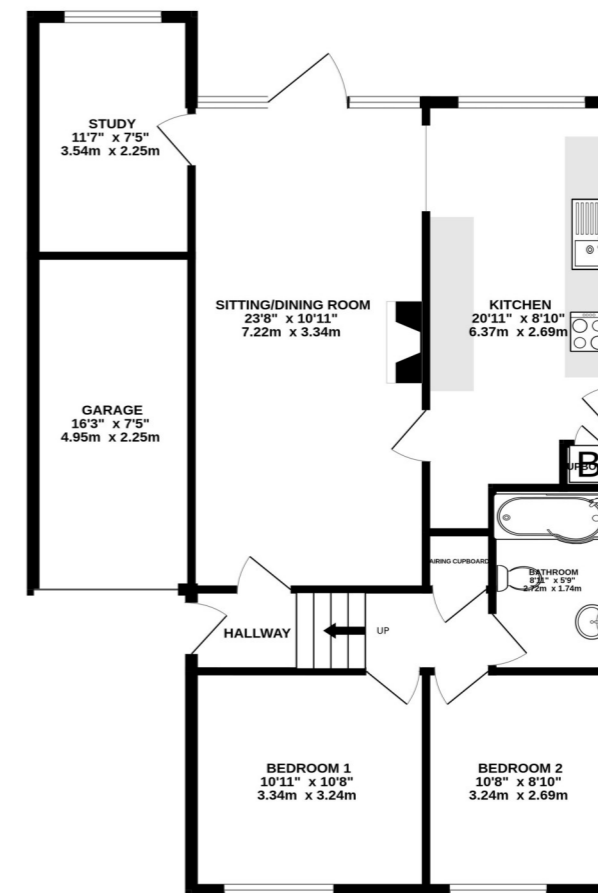
Bathroom: 'P' bath with rain shower over. Pedestal washbasin. WC. Chrome heated towel rail.

Outside: The property is approached over a driveway providing parking for 2/3 cars and leading to a single garage.

There is pedestrian access to both sides of the property leading to the enclosed rear garden which is laid to lawn.



GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.
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