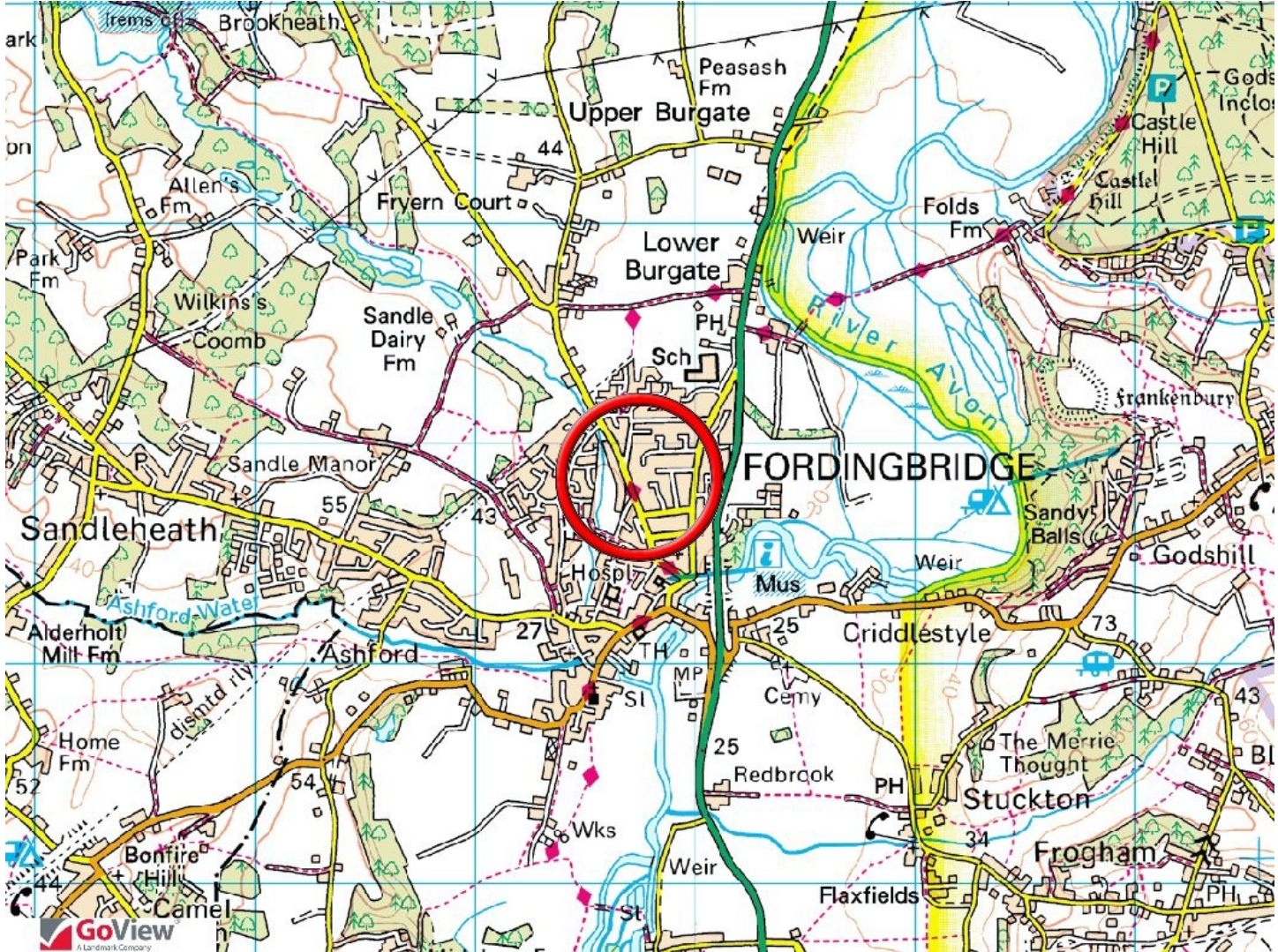


72 Whitsbury Road, Fordingbridge, Hampshire SP6 1LA



A spacious, extended and well-presented Edwardian family home, with flexible living accommodation conveniently located for schools, local amenities and main bus route.

Hall, sitting room, dining room, living room, study, kitchen/breakfast room and cloakroom/WC. 4 double bedrooms, 2 shower rooms. Landscaped garden. Garage and parking. GFCH. EPC band D.

Price: £585,000 Freehold.

Viewing: Strictly by prior appointment with above sole agents.

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

Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents

Outgoings: Council tax banding: D Rate payable : 2023/24: £ 2117.17

Services: Mains water, electricity, gas & drainage.

Location: The property is located in a popular and convenient position within easy access of the town centre, local schools and the main bus route.

To locate: From our office in Bridge Street, turn right at the mini-roundabout and then left into Green Lane after the Post Office. Continue until Green Lane meets Whitsbury Road and the property will be found on right hand side.

Fordingbridge provides excellent local facilities including a variety of independent shops and eateries, a building society, post office, public library and churches of various denominations. The Burgate Secondary School & Sixth Form Centre and Infant and Junior Schools are situated towards the northern outskirts of the town. The medical centre is located near the Avonway Community Centre adjacent to the central car park. The town, which lies conveniently to the west of the New Forest Park boundary, is within easy reach of a number of important centres with Salisbury some 11 miles to the north (where there is a mainline rail station to London Waterloo), Bournemouth and the south coast approximately 17 miles to the south, and Southampton about 18 miles to the south east. Jct 1 of the M27 can be reached at Cadnam, some 9 miles via the B3078. There is a frequent X3 bus service between Salisbury & Bournemouth stopping at Fordingbridge & Ringwood.

An attractive, Edwardian semi-detached house with facing brick and rendered elevations under a tiled roof. The property has been extended, improved and very well maintained by the current owners now providing generous and well arranged accommodation over 3 floors. The property benefits from electric under floor heating to the tiled flooring in the dining room, kitchen and cloakroom, in recent years hardwood double glazed sliding sash windows have been installed and a thoughtfully designed landscaped garden offering the perfect space for alfresco dining. The well-arranged accommodation is as follows;

Entrance hall: Radiator. Stairs to first floor. Door to integral garage.

Dining room: Original cast fireplace. Under stairs cupboard.

Sitting room (currently used as a study): Bay window. Engineered oak floor. Victorian style fireplace with living flame gas fire. 2 radiators.

Kitchen/breakfast room: Fitted with range of base cupboards, pan drawers and wall units. Larder cupboard. Composite work surfaces. Double stainless steel inset sinks. Space for range cooker with extractor over. Integrated washing machine, dishwasher, microwave, fridge and freezer. Breakfast bar. Door to garden.

Cloakroom: WC. Wash basin. Radiator. Built-in storage cupboard.

Sitting room: Engineered oak floor. Sliding patio doors to garden fitted with electric blinds. 2 radiators.

Study: Radiator. Built-in cupboard.

Stairs from hall to first floor landing: Linen and storage cupboards. Airing cupboard with hot water cylinder. Useful **dry-ing area**. Gas fired boiler.

Bedroom 1: Fitted wardrobes. Bay window with window seat and storage under. Radiator.

Bedroom 2: (currently used as a sewing room). Built-in storage and wardrobes. Laminate flooring. Velux windows. 2 radiators.

Bedroom 3: Built-in wardrobe. Radiator.

Bathroom: Corner shower with mains shower fitted. Vanity washbasin with drawer storage. Wall-hung WC. Further drawer storage. 2 heated towel rails.

Shower room: Corner shower. Pedestal washbasin. WC. Bidet. Built-in storage. Radiator.

Stairs from landing to Bedroom 4: Fitted wardrobe. Walk-in eaves storage room. Radiator.

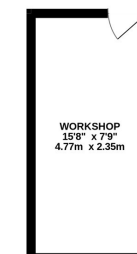
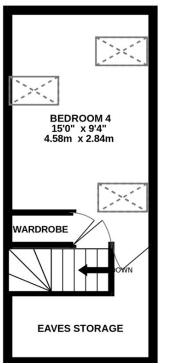
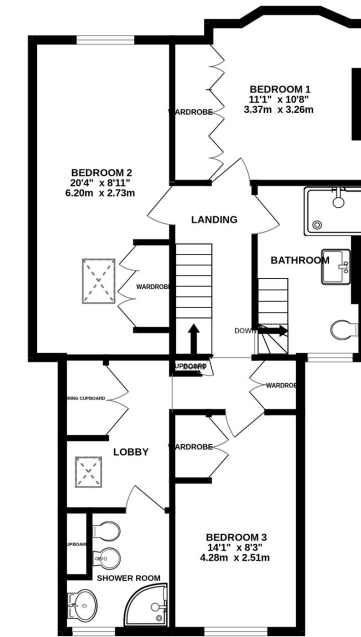
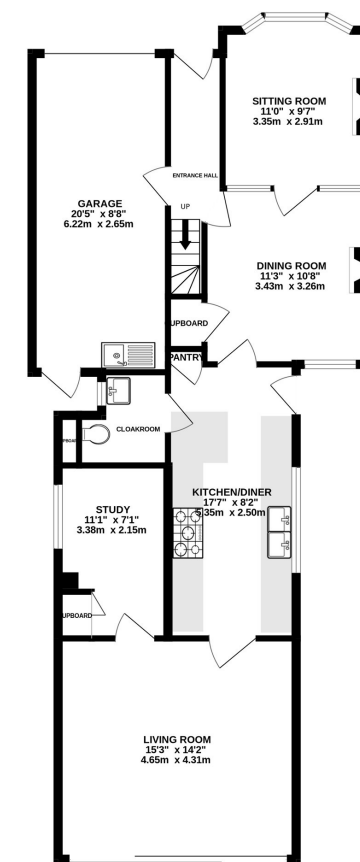
Outside: The property is approach over a block paved driveway providing parking for 2 vehicles and leading to the **garage** with up and over door, power, light, Belfast sink, water softener and door to rear garden. The attractive rear garden has been landscaped and provides a number of patio and decked entertaining areas, planted with mature trees and attractive borders. To the rear of the garden is a screened storage area with 2 sheds and open storage.



GROUND FLOOR
1041 sq ft. (96.7 sq.m.) approx.

1ST FLOOR
717 sq ft. (66.6 sq.m.) approx.

2ND FLOOR
210 sq ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA: 1968 sq.ft. (182.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024