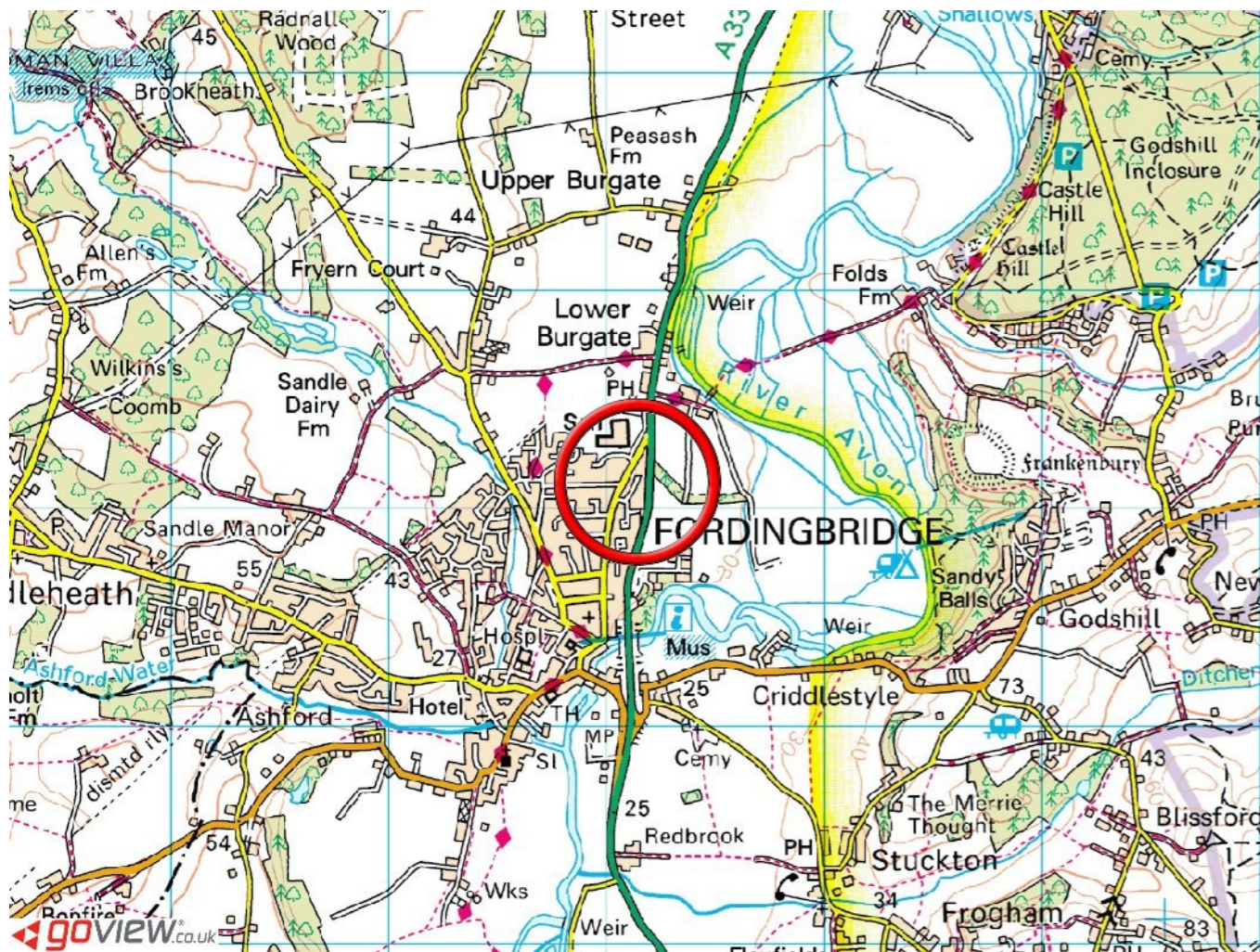


### 7 Langley Gardens, Fordingbridge, Hampshire SP6 1QL



**A well presented, detached bungalow conveniently located within a short walk of the town centre, schools and main bus route.**

Hall, open plan living/kitchen/dining room, 3 bedrooms, modern shower room/WC and cloakroom/WC. Garage and parking. Attractive, enclosed garden with summerhouse. Upvc double glazing. Gas fired central heating. EPC band D. No forward chain.

**Price: £479,950 Freehold**

Viewing: Strictly by prior appointment through above agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH  
Tel: 01425 655333 E-Mail: [post@adriandowding.co.uk](mailto:post@adriandowding.co.uk) [www.adriandowding.co.uk](http://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 band: E Amount payable 2023/24: £2587.65

**Services:** Mains water, electricity, gas and drainage.

**Location:** The property is conveniently located within a short walk of the town centre and on the main bus route to Salisbury and Bournemouth.

**To locate:** From our office in Bridge Street, turn right into Salisbury Street and continue into Salisbury Road. Take the third turning right into Pembridge Road and left into Langley Gardens.

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.

The property comprises a modern (refurbished 2017) and well presented detached bungalow of traditional brick construction under a tiled roof, built in the 1980s and conveniently located. Offering the following spacious and well arranged accommodation;

**Upvc door and sidelight to:**

**Hall:** Linen cupboard. Storage cupboard housing gas fired boiler. Loft access. Radiator.

**Open plan living/kitchen/dining room:** Stone fireplace with electric fire fitted. 3 radiators.

**Kitchen area:** Fitted with a range of base cupboards, drawers and wall units in shaker style cream units. Laminate work surfaces. Double stainless steel sink. Induction hob with extractor over. Integrated electric oven, fridge, freezer and washing machine. Water softener.

**Bedroom 1:** Fitted wardrobes with mirror fronts. Radiator.

**Bedroom 2:** Radiator.

**Bedroom 3:** Fitted wardrobe. Radiator.

**Shower room:** Shower enclosure with mains shower fitted. Vanity washbasin. WC. Heated towel rail.

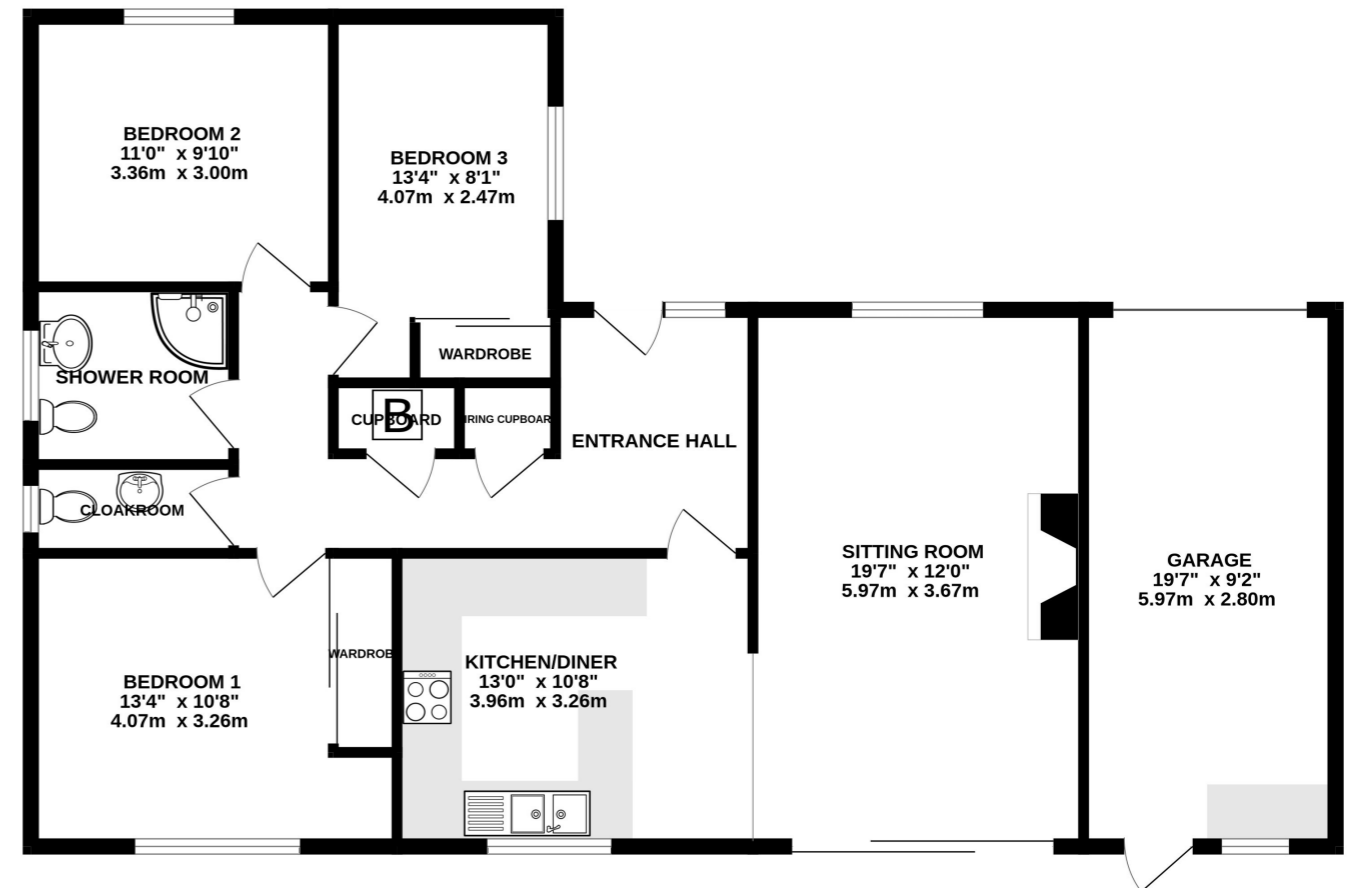
**Cloakroom:** WC. Vanity wash hand basin. Radiator.

**Outside:** The property is approached over a gravel driveway providing ample parking and leading to a single garage with up and over door, power, light and door to garden.

The front garden is laid to lawn with mature shrubs to the front boundary. The attractive, enclosed rear garden is laid to lawn with a large patio adjoining the property, mature planting and 2 raised beds. **Summer house** with power and light.



**GROUND FLOOR**  
1126 sq.ft. (104.6 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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.  
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