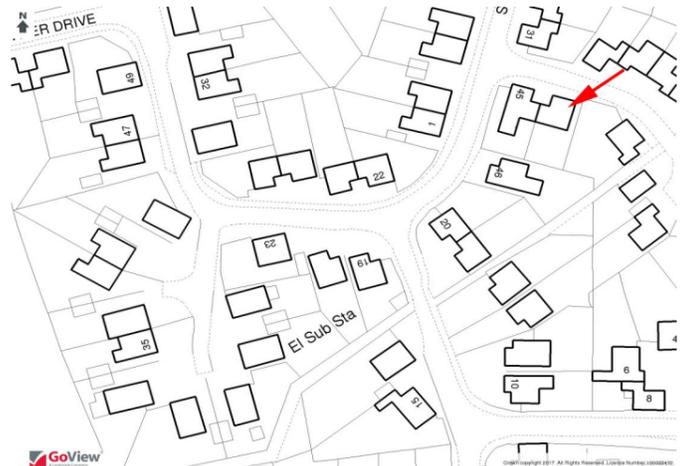
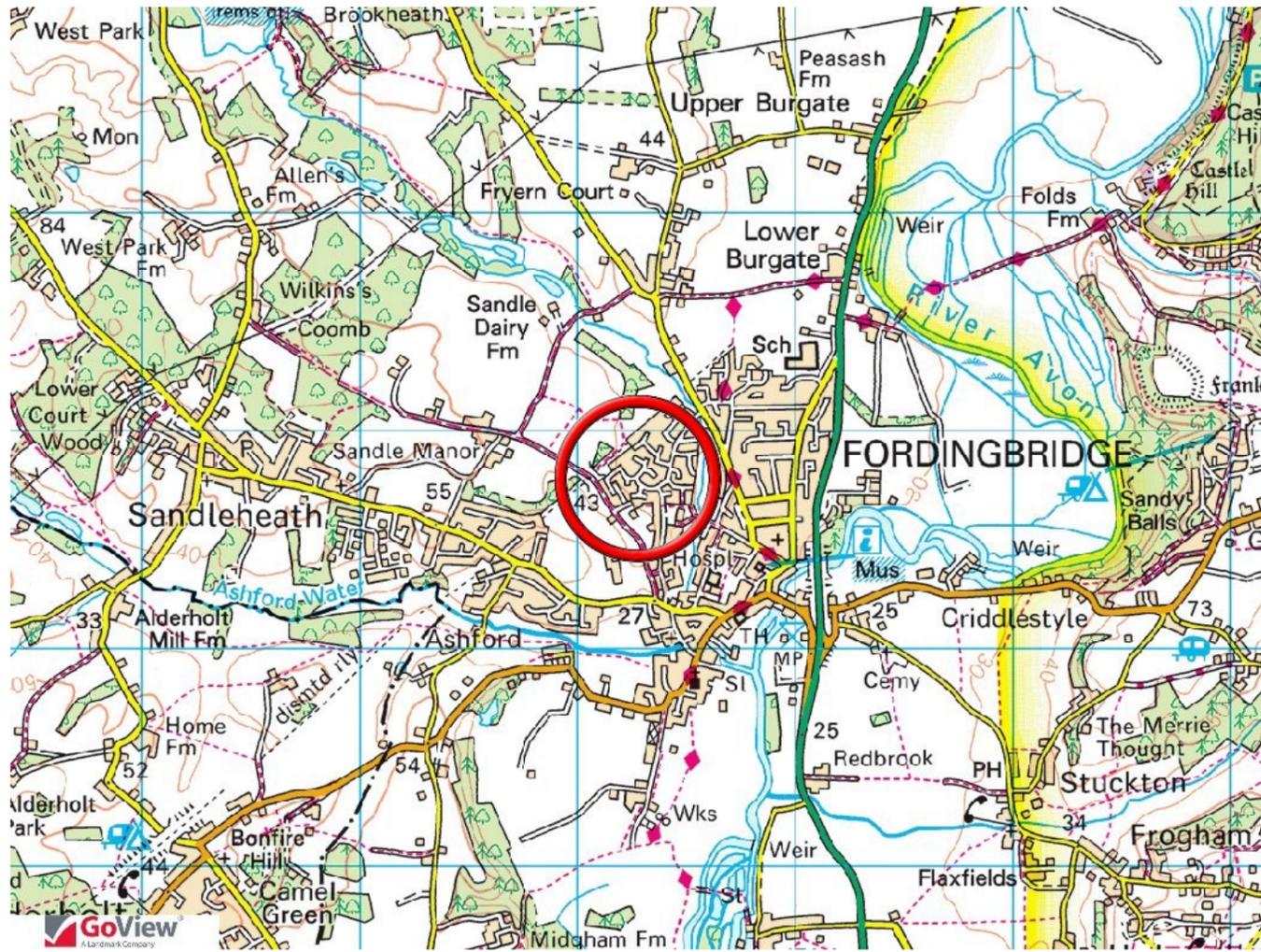


44 Pealsham Gardens, Fordingbridge, Hampshire SP6 1RD



Well located in a popular and convenient cul-de-sac close to local amenities and open countryside.

A detached family home with hall, cloakroom/WC, recently refitted kitchen, living/dining room and conservatory. 3 bedrooms and family bathroom/WC. Garden. Upvc double glazing. Warm air central heating. Parking and garage. EPC band D.

Price: £350,000 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: £2,117.17

Services: Mains water, electricity, gas & drainage.

Location: The property is conveniently located in a quiet cul-de-sac with easy access to country walks yet within walking distance of the town centre, local schools and main bus route.

To locate: From our office in Bridge Street, turn left into the High Street and bear right into Shaftesbury Street. Opposite the Fire station turn right into Normandy Way and continue to the next T-junction. Turn left into Allenwater Drive and then right into Pealsham 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, built in the 1980s, comprises a detached family home of traditional construction with facing brick elevations under an interlocking tiled roof. The property benefits from a Upvc double glazed conservatory and Upvc double glazed windows and doors throughout. The property has warm air gas fired central heating delivered through vents in all the principle rooms.

Upvc door to:

Hall: Laminate oak effect flooring. Under stairs cupboard.

Cloakroom/WC: Oak cupboard with granite washbowl style basin. WC. Laminate floor.

Kitchen: Recently refitted with Shaker style base cupboards, drawers and wall units. Laminate work surfaces. Integrated fridge and freezer. Range cooker with electric ovens and gas hob with extractor over. Space for washing machine. Stainless steel sink. Gas fired boiler. Open to:

Sitting/dining room: A well proportioned room with laminate flooring and doors leading to:

Conservatory: Upvc and double glazed construction with a polycarbonate roof. Ceramic tiled floor. Electric wall heater. Doors to the garden

Stairs from the hall to first floor landing: Access to roof space and a linen cupboard housing lagged hot water cylinder.

Bedroom 1: Laminate floor.

Bedroom 2: Laminate floor.

Bedroom 3: Laminate floor.

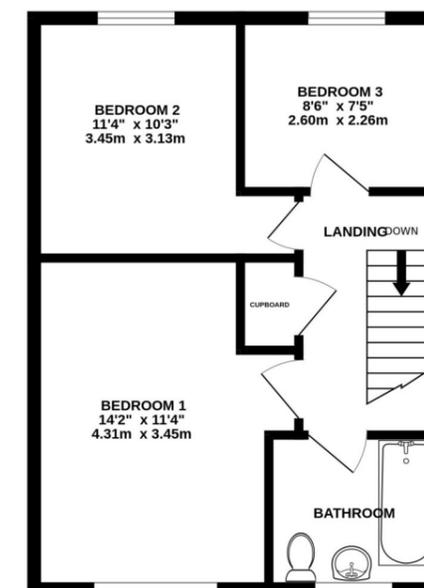
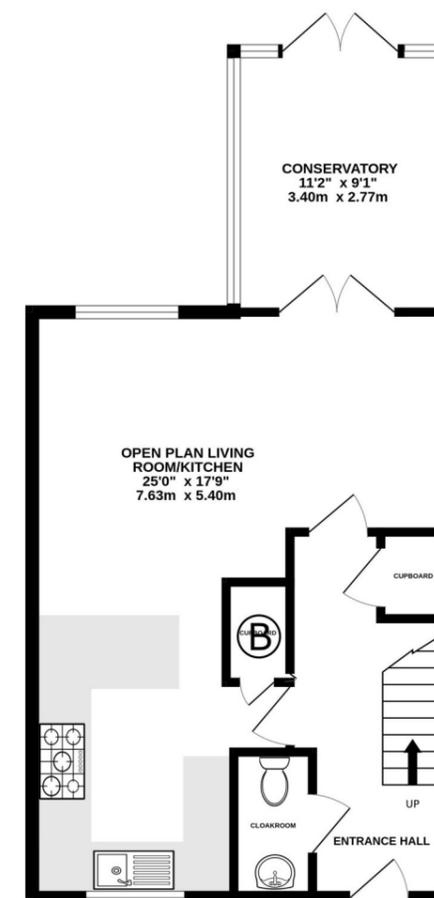
Bathroom: Fully tiled with a panelled bath and electric shower over, glazed shower screen. WC. Pedestal washbasin. Wall heater.

Outside: The property is approached from Pealsham Gardens over a driveway providing parking for two vehicles and giving access to the **single garage** 17' 0" x 8' 2" (5.18m x 2.49m) with power, light and a personnel door to the garden. The enclosed rear garden is laid mainly to lawn with established planting and a patio area adjoining the rear of the property. A fenced and gravelled area adjoins the garage.



GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.

1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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