

2 Farriers, Fordingbridge, Hampshire SP6 1FE



A modern mid-terrace town house, with spacious accommodation, conveniently located close to the town centre.

Hall, cloakroom/WC, sitting/dining room, kitchen, 3 bedrooms, en-suite shower room/WC and family bathroom/WC. Enclosed garden. Gas fired central heating. Upvc double glazing. Allocated parking space. No forward chain. EPC band C.

Price: £335,000 Freehold

Viewing: By arrangement with above 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: £2117.17

Services: Mains water, electricity, gas and drainage.

An annual charge of £200 covers maintenance of the car park and communal areas.

Location: The property is conveniently located close to the centre of Fordingbridge.

Fordingbridge provides a good selection of independent shops and eateries along with a building society, public library and churches of various denominations.

The medical centre is situated near the main car park and the local schools are just to the north of the town centre. These include the Infant and Junior schools in Pennys Lane and the Burgate Secondary School and Sixth Form.

The town is convenient for access to a number of important centres with Salisbury some 11 miles to the north, Ringwood 6 miles to the south, Bournemouth and Poole approximately 17 miles, whilst Jct 1 of the M27 can be reached at Cadnam about 9 miles and the port of Southampton approximately 18 miles. There is a regular bus service between Fordingbridge and Salisbury/Bournemouth.

The property comprises an attractive mid-terrace house, built in 2006, of traditional brick construction under a tiled roof and benefits from replacement Upvc double glazing.

Composite door to:

Stairs from hall to first floor landing: Loft access.

Hall: Under stairs cupboard. Radiator. Stairs to first floor.

Bedroom 1: Airing cupboard. Radiator.

En-suite: Shower enclosure with electric shower. Pedestal wash basin. WC. Radiator.

Cloakroom: WC. Washbasin. Radiator.

Bedroom 2: Radiator.

Sitting/dining room: Radiator. French doors to garden.

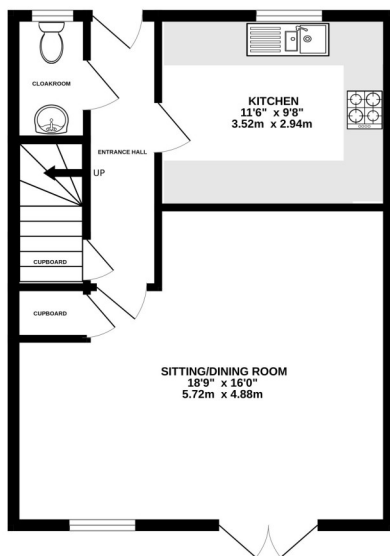
Bedroom 3: Radiator.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Integrated fridge, freezer, electric oven and gas hob with extractor over. Washing machine and dishwasher. Laminate work surfaces. Stainless steel sink. Gas fired boiler.

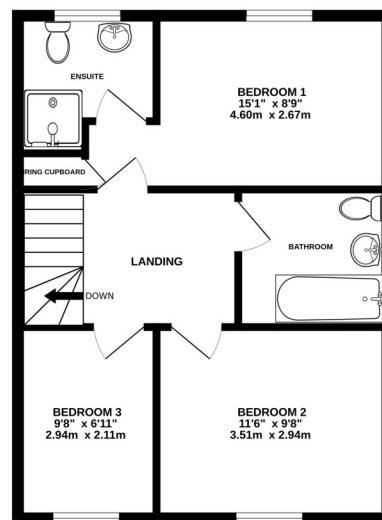
Bathroom: Panelled bath. WC. Pedestal washbasin. Radiator.

Outside: An enclosed courtyard style garden to the rear of the property with pedestrian access. Allocated parking space and visitor parking.

GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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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