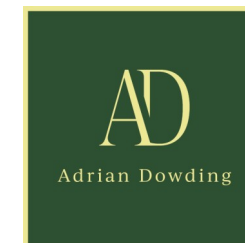


Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed 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.

Adw03232/8/23



Outgoings: Council tax band D Amount payable 2024/25: £2457.84

Services: Mains water, electricity, gas and drainage.

Location: Situated in a quiet and popular cul-de-sac within the East Dorset village of Alderholt.

From Fordingbridge proceed to Alderholt via the B3078 and on entering the village turn left into Hillbury Road continue past the allotments on your left and take the next turn right into Birchwood Drive and Fern Close is found on your left.

Local amenities include St James First School, a Public House, Parish church and a Co-op store & Post Office. Middle and upper schooling is available at Cranborne (5 miles) and Wimborne (10 miles) for which there is schools transport provided. Nearby Fordingbridge provides further shopping facilities with a variety of specialist shops, a building society, public library, medical centre and churches of various denominations. The village is also convenient for access to a number of important centres with Salisbury 11 miles or so where there is a main line rail station for services to London Waterloo. From Fordingbridge there is a frequent bus service between Salisbury and Bournemouth (18 miles) whilst the M27, junction 1, can be reached at Cadnam (10 miles) via Fordingbridge and the B3078 crossing the New Forest.

The property, of traditional cavity wall construction with facing brick elevations under an interlocking tiled roof, is now in need of modernisation and general updating throughout.

Accommodation:

Timber and glazed entrance door to:

Hall: Radiator. Loft access. Airing cupboard with lagged hot water cylinder.

Cloakroom: WC. Washbasin.

Sitting room: Radiator. Stone fireplace with fitted gas fire. Open to:

Dining area: Radiator.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminated work surfaces. Spaces for washing machine, fridge/freezer and cooker. Floor mounted gas fired boiler. Door to garden.

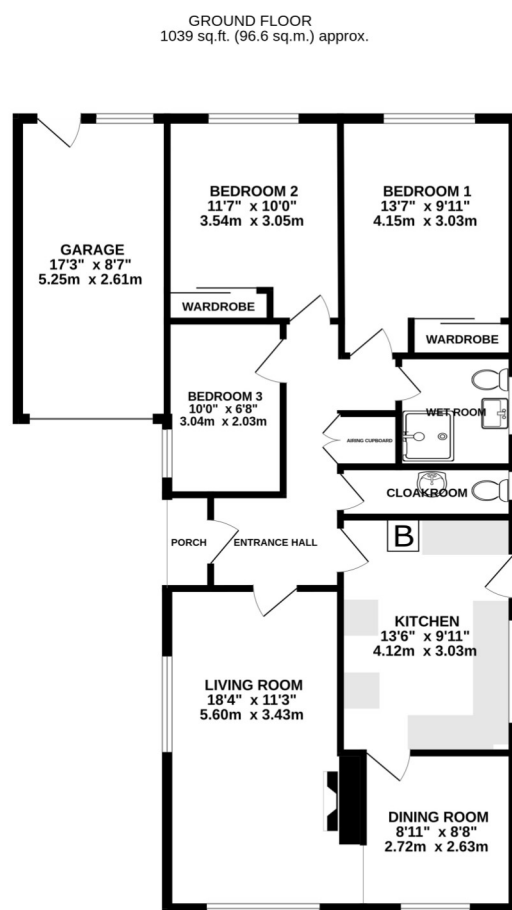
Bedroom 1: Radiator. Built-in wardrobes.

Bedroom 2: Radiator. Built-in wardrobes.

Bedroom 3: Radiator.

Wet room: Walk-in shower with mains shower fitted. Pedestal washbasin. WC.

Outside: A driveway providing parking for 2/3 cars leads to a single garage. The front and rear gardens are laid to lawn with established planting and hedging.



TOTAL FLOOR AREA: 1039 sq.ft. (96.6 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.
Made with Metreage (2022)

8 Fern Close, Alderholt, Fordingbridge SP6 3HZ



A detached bungalow in need of modernisation and general updating located in a quiet cul-de-sac within a popular East Dorset village.

Hall, cloakroom/WC, sitting room with dining area, kitchen, 3 bedrooms and wet room/WC. Front and rear gardens. Garage and parking. Part Upvc double glazing. Gas fired central heating. EPC band E.

Price: £335,000 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

Misrepresentation Act 1967—These particulars are believed to be correct but their accuracy is not guaranteed. They do not constitute an offer or contract. All measurements are given as a guide only. These particulars are issued on the understanding that all negotiations are carried out through Adrian Dowding.