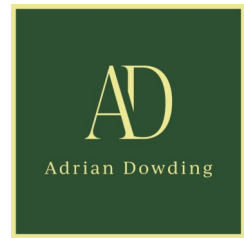


Adw03254/4/24



4 Mulberry Gardens, Fordingbridge, Hampshire SP6 1BP



A mid-terrace house conveniently located within walking distance of the town centre that would now benefit from general updating.

Enclosed porch, hall, sitting/dining room, kitchen, conservatory, 3 bedrooms and bathroom/WC. Attractive south facing garden. Gas fired central heating. Upvc double glazing. Garage in separate block. No forward chain. EPC band D.

Price: £260,000 Freehold

Viewing: By arrangement with sole above 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 band: C Amount payable 2024/25: £1969.73

Services: Mains water, electricity, gas and drainage.

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.

Built in the 1970s, the property comprises a modern, mid-terrace house of traditional construction with brick elevations under an interlocking tiled roof and would now benefit from general updating.

Upvc enclosed porch to:

Hall: Under stairs cupboard. Cupboard housing gas and electric meters. Radiator. Stairs to first floor.

Sitting/dining room: Quarry tiled hearth and opening for fireplace (not in use). 2 radiators. Serving hatch. Door to sunroom.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Spaces for fridge/freezer, washing machine and cooker.

Sunroom: Upvc and double glazed construction with a polycarbonate roof. Sliding patio door to garden.

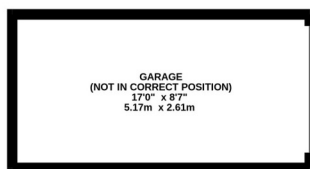
Stairs from hall to first floor landing: Loft access. Linen cupboard with gas fired boiler (Combi).

Bedroom 1: Fitted wardrobe. Radiator.

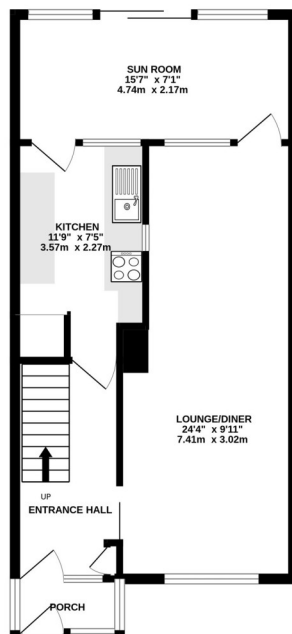
Bedroom 2: Fitted wardrobe. Vanity washbasin. Radiator.

Bedroom 3: Radiator.

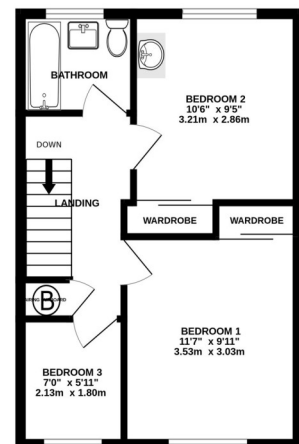
Bathroom: Panelled bath. Pedestal washbasin. WC. Radiator.



GROUND FLOOR
659 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



Outside: The property is approached through a gravelled front garden, planted with mature shrubs. The south facing rear garden is well-planted and enclosed by mature hedging with a patio access from the conservatory. Garden gate leading to garage block.

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 Metropix ©2024