

### 6 Mill Court, Fordingbridge, Hampshire SP6 1JQ



**A well-presented detached house with a riverside garden located conveniently close to the town centre, schools and the main bus route.**

Enclosed porch, hall, cloakroom/WC, kitchen, dining room, sitting room, 3 bedrooms and shower room/WC. Garden adjoining stream. Parking and store. Gas fired central heating. Upvc double glazing. Including amenity land within Mill Court. No forward chain.EPC band D

**Price: £375,000 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](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: D Amount payable 2024/25: £2215.95

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

**Location:** The property is well located in a convenient position a short distance from Fordingbridge town centre, local amenities and parish church.

**To locate:** From our office in Bridge Street, turn left into the High Street then bear right into Shaftesbury Street., Mill Court is located on the right hand side, a short distance after the Avonway centre.

Fordingbridge provides excellent local facilities with a variety of independent shops and eateries, a building society, medical centre, public library and churches of various denominations. The infant, junior and Burgate Secondary School & Sixth Form Centre are located on the northern outskirts of the town.

The town lies to the west of the New Forest National Park boundary and is convenient for access to a number of important centres. Salisbury is 11 miles to the north, where there is a mainline rail station connecting the south-west and London (Waterloo). Ringwood and Bournemouth are some 6 and 17 miles respectively to the south, whilst Southampton is approximately 20 miles to the south east. Junction 1 of the M27 is accessed at Cadnam, about 10 miles via the B3078.

The property comprises a modern detached house of traditional cavity wall construction, part tile hung, under a tiled roof that has been modernised and updated by the current owners to create a lovely home, with light and airy accommodation a short walk of the town centre and open countryside.

**Enclosed Upvc porch with composite door to:**

**Hall:** Parquet flooring. Radiator. Stairs to first floor with cupboard under.

**Cloakroom:** WC. Washbasin. Heated towel rail.

**Kitchen:** Fitted with a range of base cupboards and drawers under a recycled glass work surfaces. Ceramic sink. Wall units. Pantry. Broom cupboard. Integrated electric oven and microwave, induction hob, dishwasher and washing machine. Space for fridge/freezer. Door to drive.

**Dining room:** Parquet flooring. Radiator. French doors to garden.

**Sitting room:** Laminate flooring. Radiator.

**Stairs from hall to first floor landing:** Linen cupboard with gas fired combi boiler.

**Bedroom 1:** Built-in wardrobes, drawers and bedside cabinets. Radiator.

**Bedroom 2:** Wardrobe. Radiator.

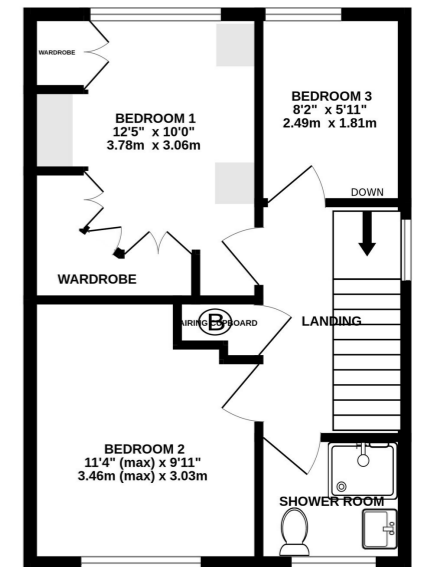
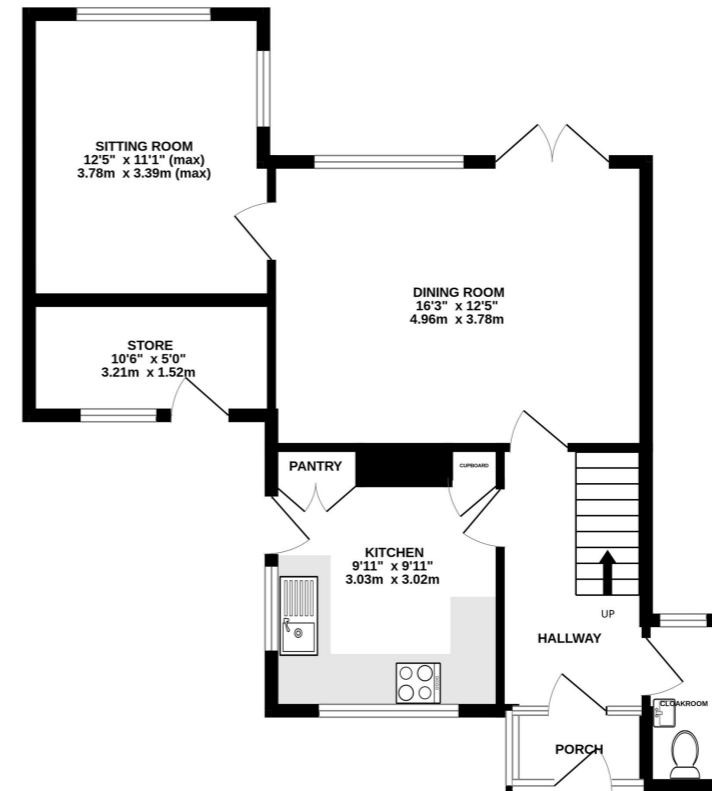
**Bedroom 3:** Radiator.

**Fully tiled shower room:** Walk-in shower with mains shower fitted. Vanity washbasin. WC. Heated towel rail.



GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.

1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 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.