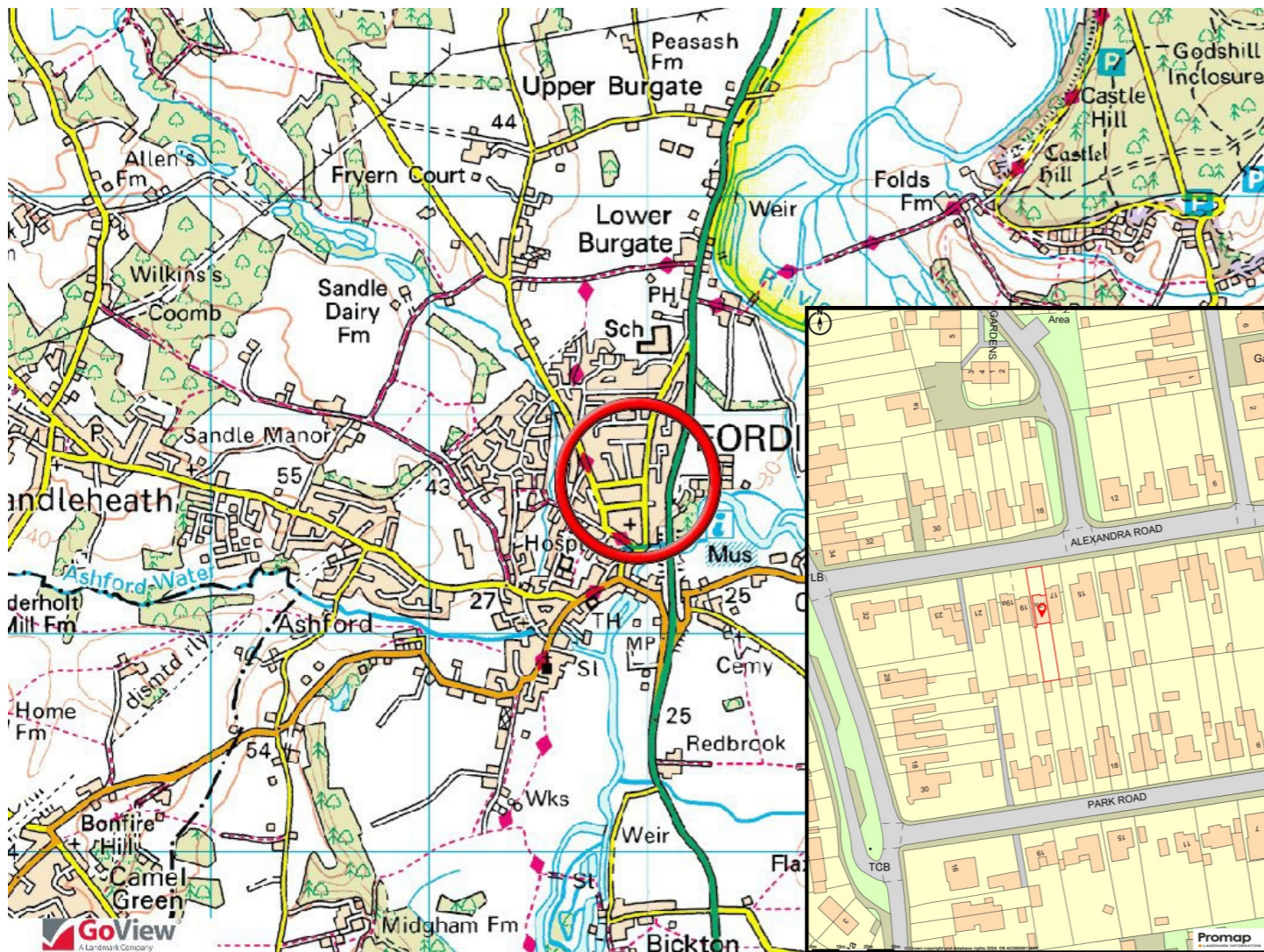


### 17a Alexandra Road, Fordingbridge, Hampshire SP6 1EJ



**A spacious and well-presented semi-detached house in a convenient location close to town, bus route and schools.**

Hall, cloakroom/WC, kitchen/dining room, sitting room with wood burning stove, 3 bedrooms, family bathroom/WC and en-suite shower room/WC. Gas fired central heating. Double glazed windows. EPC band C. No forward chain.

**Price: £380,000 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: C Amount payable 2024/25: £1969.73

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

**Location:** The property is located in a popular road within easy reach of the town, schools and main bus route.

**To locate:** From our office in Bridge Street turn right into Salisbury Street which leads into Salisbury Road, take the third turn on the left into Alexandra Road.

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 carpark 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 20 miles respectively and Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3078.

Built in 2007 this modern, semi-detached house forms part of a development of 4 houses situated in an established road and benefiting from a generous south facing garden. The property has been well-maintained by the current owner and provides spacious and well arranged accommodation in a popular and convenient location.

**Accommodation:**

**Timber front door to:**

**Hall:** Radiator. Cloaks and under stairs cupboards. Stairs to first floor.

**Cloakroom:** WC. Pedestal washbasin. Radiator.

**Sitting room:** Freestanding wood burning stove on granite hearth. French doors (replaced 2024) to patio and garden. 2 radiators.

**Kitchen/dining room:** Fitted with a range of base cupboards and drawers under laminate work surfaces, matching wall cupboards. Stainless steel sink. Integrated dishwasher, washing machine, fridge. Under counter freezer. Electric oven with 4 burner gas hob and extractor over. Cupboard housing wall mounted gas fired boiler. Ceramic tiled floor. 2 radiators.

**Stairs from hall to first floor landing:** Loft access. Cloaks cupboard.

**Bedroom 1:** Radiator.

**En-suite:** Shower enclosure with mains shower fitted. Pedestal washbasin. WC. Radiator.

**Bedroom 2:** Radiator.

**Bedroom 3:** Radiator.

**Family bathroom:** Fully tiled. Panelled bath. Pedestal washbasin. WC. Heated towel rail.

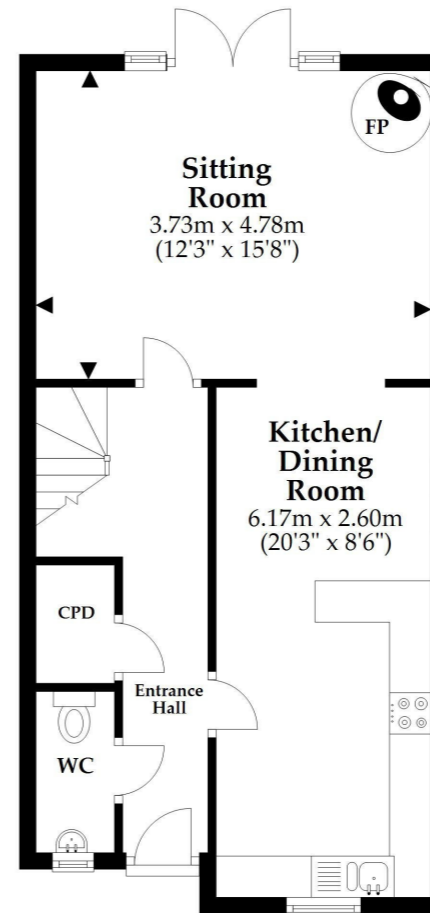
**Outside:**

The property is approached over a private driveway providing parking for 2 cars and with an attractive, cottage style front garden.

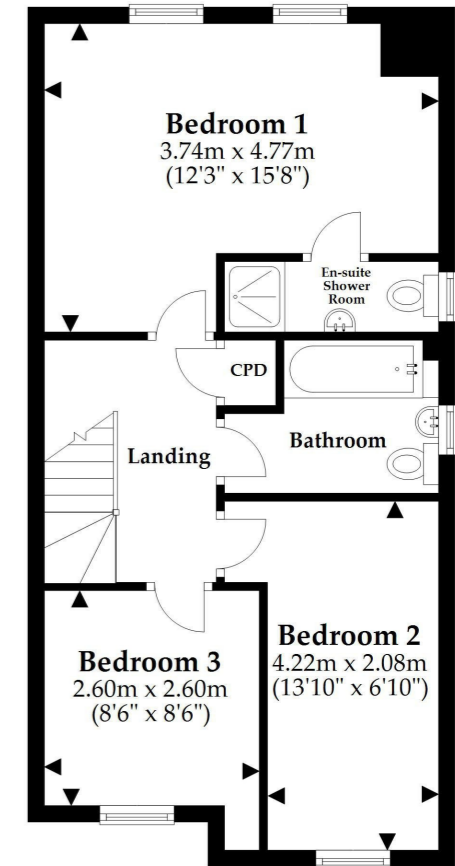
The enclosed, south facing, rear garden extends to some 65 feet and is laid to lawn with a raised vegetable beds, 2 sheds and gated side access to the front of the property.



**Ground Floor**  
Approx. 46.6 sq. metres (501.8 sq. feet)



**First Floor**  
Approx. 46.5 sq. metres (501.0 sq. feet)



Total area: approx. 93.2 sq. metres (1002.9 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood LJT SURVEYING