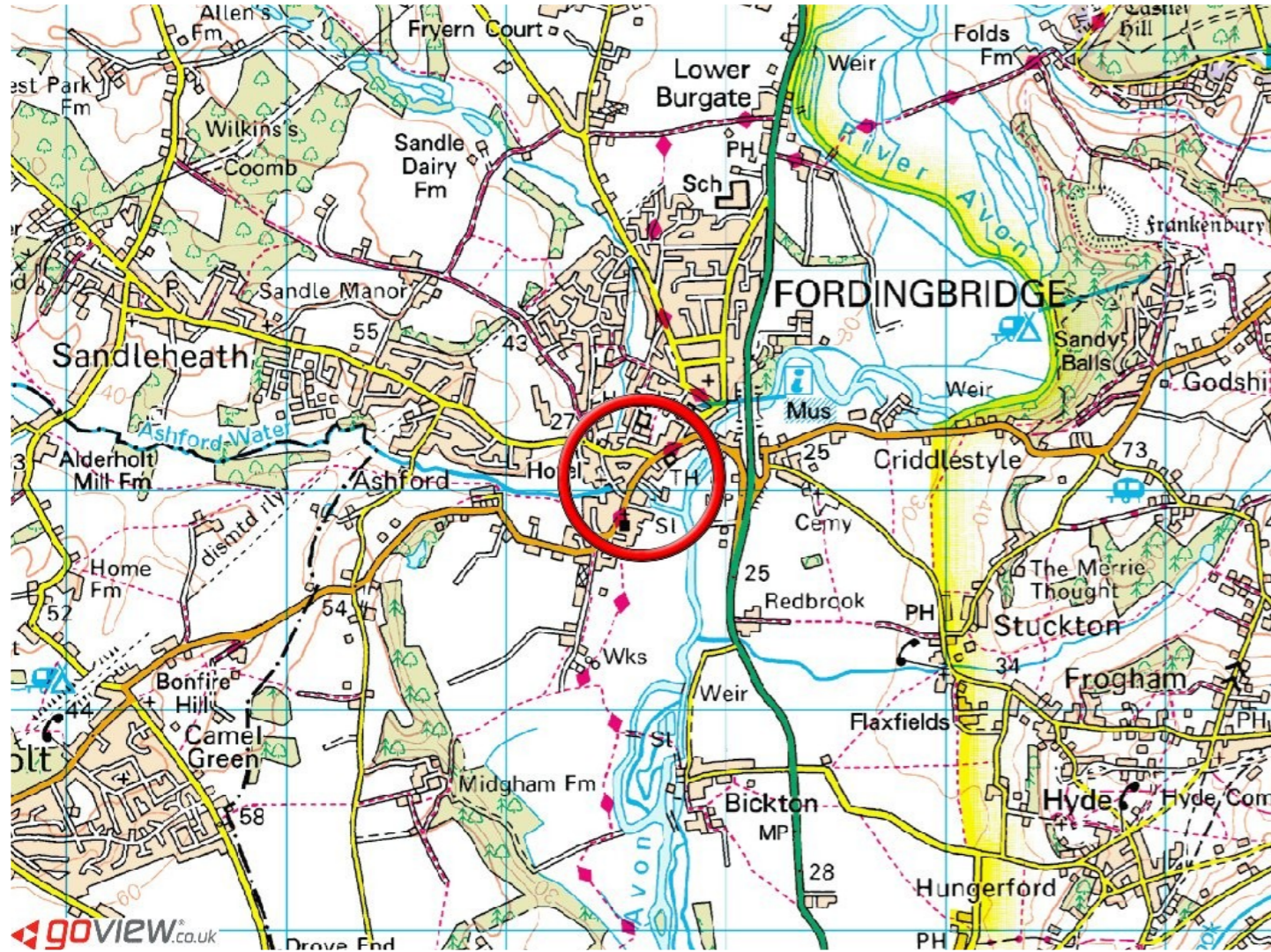


40 Provost Street, Fordingbridge SP6 1AY



A semi-detached Victorian house within easy reach of the town centre.

Hall, sitting room, dining room, fitted kitchen, 2 double bedrooms, study/bed 3 and bathroom/WC. Courtyard garden. Parking. Upvc double glazing. EPC band D. No forward chain.

Price: £260,000 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

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 (key meter), gas and drainage.

Location: The property enjoys a convenient location within a short walk of the town centre. The property is also within easy reach of open countryside, in particular the Avon Valley path.

To locate: From our office in Bridge Street, bear left into the High Street and then left into Provost Street.

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 park 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 18 miles respectively and Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3078.

The handsome Victorian property provides light and airy accommodation which is presented in good order and benefits from modern Upvc windows and a gas fired boiler, the property would be ideal for a first time buyer or downsizer looking for a convenient location close to local amenities.

Hall: Radiator. Stairs to first floor.

Sitting room: Exposed brick chimney breast (fireplace currently not in use). Radiator.

Dining room: Exposed brick chimney breast (fireplace currently not in use). Radiator.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Integrated oven, electric hob and under counter fridge. Stainless steel sink. Gas fired wall mounted boiler. Large under stairs cupboard. Radiator. Door to courtyard garden.

Stairs from hall to first floor landing: Loft access.

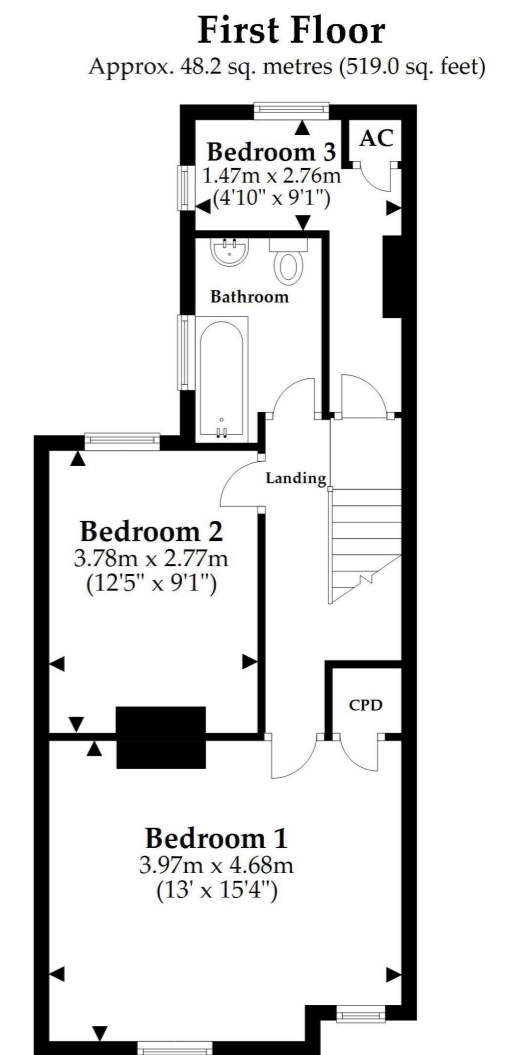
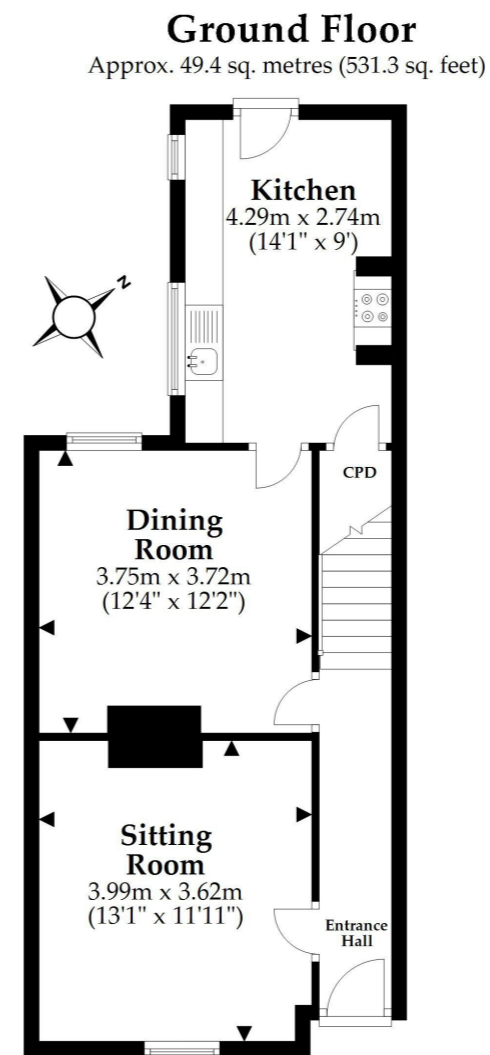
Bedroom 1: Built-in cupboard. Radiator.

Bedroom 2: Radiator.

Study/Bedroom 3: Radiator. Airing cupboard with lagged hot water cylinder.

Bathroom: Panelled bath with shower over. WC. Pedestal washbasin.

Outside: The property has vehicular access to the side leading to the single car parking space. West facing paved courtyard garden with pedestrian gate.



Total area: approx. 97.6 sq. metres (1050.3 sq. feet)

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

