

10 Shaftesbury Street, Fordingbridge, Hampshire SP6 1JF



An attractive extended Victorian terraced cottage conveniently located close to the town centre.

Sitting room, kitchen/dining room, bathroom/WC and 2 double bedrooms. Attractive garden. Gas fired central heating (new boiler 2022). Upvc double glazing. EPC band C.

Price: £275,000 Freehold

Viewing: By arrangement with above sole agents.

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Outgoings: Council tax band B Amount payable 20224/25: £1723.52

Services: Mains water, electricity, gas and drainage.

Location: The property is conveniently located in the centre of Fordingbridge close to local amenities.

Fordingbridge provides a good selection of independent shops and eateries, a building society, post office, public library and churches of various denominations and is a short distance from the New Forest National Park boundary.

The medical centre is situated near the main car park and the local schools are 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.

The attractive mid-terrace Victorian cottage, with brick elevations under a slate roof, has been extended to create a lovely kitchen/dining room with a lantern roof that leads on to the enclosed garden.

Composite door to:

Sitting room: Engineered oak flooring. Radiator. Fireplace with wood burning stove (not in use). Under stairs cupboard with space for dryer.

Kitchen/dining room: Fitted with a range of base cupboards, drawers and wall units. Fitted wine rack. Laminate work surfaces. Stainless steel sink. Range cooker with extractor over. Integrated washing machine. Space for fridge freezer. Radiator. Door to garden.

Bathroom: Panelled bath with mains shower over. Vanity washbasin with drawer storage. WC. Heated towel rail.

Stairs to first floor landing: Loft access.

Bedroom 1: Fitted wardrobe. Radiator.

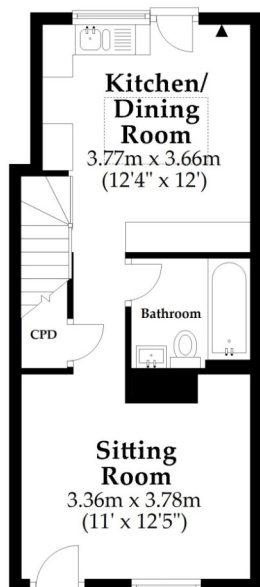
Bedroom 2: Fitted cupboard housing gas fired combi boiler (replaced in 2022). Radiator.

Outside: The enclosed rear garden provides a good degree of privacy with a patio area and steps leading to a gravelled garden with raised beds.

Parking is available nearby in the main car park, long stay parking clocks can be bought from the council offices for £220 per annum.

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor



First Floor

