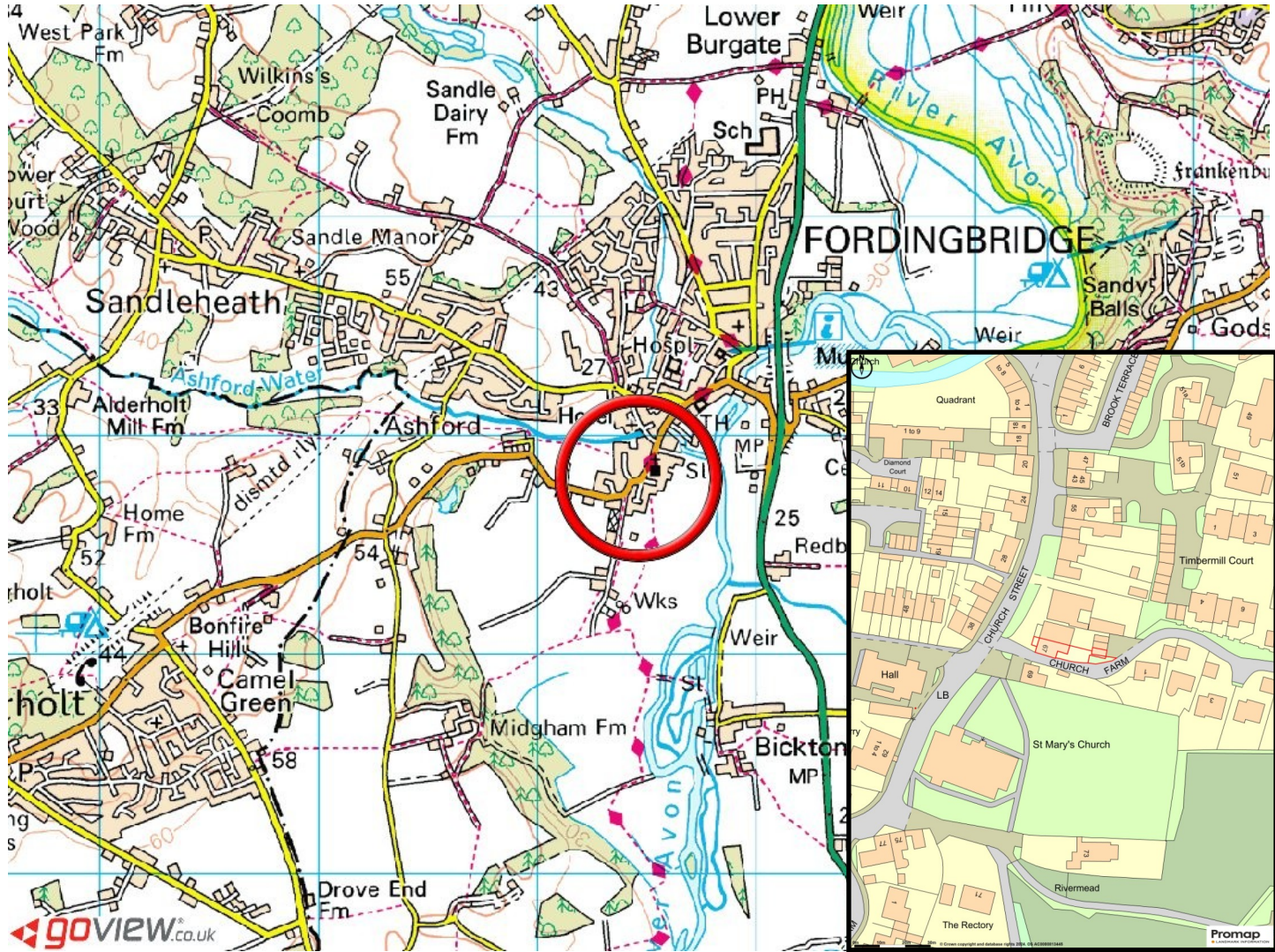


Lych Gate Cottage, 67 Church Street, Fordingbridge Hampshire SP6 1BB



A well-proportioned semi-detached house that would benefit from general updating, well located near the Church and a short walk from the town centre.

Enclosed porch, hall, cloakroom/WC, sitting room, dining room, kitchen, garden room, 3 double bedrooms, en-suite shower room/WC and family bathroom/WC. Garage. Parking. Gas fired central heating. Partial Upvc double glazing. No forward chain. EPC band D.

Guide Price: £425,000 Freehold.

Viewing: Strictly by prior appointment with 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 banding: D Rate payable 2024/25: £2,215.95

Services: Mains water, electricity, gas & drainage.

Location: The property is located in a popular and convenient position close to St Marys Church and within easy reach of the town centre.

To locate: From our office in Bridge Street, turn left into the High Street proceed to the end of the High Street before turning left into Provost Street which leads into Church Street.

Fordingbridge provides excellent local facilities including a variety of independent shops and eateries, a building society, post office, public library and churches of various denominations. The Burgate Secondary School & Sixth Form Centre and Infant and Junior Schools are situated towards the northern outskirts of the town. The medical centre is located near the Avonway Community Centre adjacent to the central car park. The town, which lies conveniently to the west of the New Forest Park boundary, is within easy reach of a number of important centres with Salisbury some 11 miles to the north (where there is a mainline rail station to London Waterloo), Bournemouth and the south coast approximately 17 miles to the south, and Southampton about 18 miles to the south east. Jct 1 of the M27 can be reached at Cadnam, some 9 miles via the B3078. There is a frequent X3 bus service between Salisbury & Bournemouth stopping at Fordingbridge & Ringwood.

A handsome former farmhouse, with rendered elevations under a slate roof, converted to two properties in the 1980s and now providing well-proportioned accommodation that would benefit from general updating throughout to create a lovely family home.

Timber entrance door to enclosed porch with glazed door to:

Family bathroom: Panelled bath. Pedestal washbasin. WC. Radiator.

Hall: Radiator. Stairs to first floor.

Outside: The property is approached from Church Street with a single parking space to the front of the property.

Cloakroom: WC. Washbasin. Radiator.

Sitting room: Adams style fireplace with gas fire fitted. Box bay window. Radiator. Open to:

To the rear is an enclosed, walled garden with established shrub planting, a patio area adjoining the property and a wild-life pond. A brick built garage with personnel door to garden and an additional parking space are accessed via Church Farm.

Dining room: Radiator. French doors to:

Garden/boot room: French doors to garden and door to kitchen.

Kitchen/breakfast room: Fitted with a range of base cupboards, drawers and wall units with laminate work surfaces. Stainless steel sink. 4 burner gas hob and electric oven. Space for under counter fridge. Space and plumbing for washing machine.

Stairs from hall to first floor landing: Loft access. Airing cupboard with lagged hot water cylinder.

Bedroom 1: Fitted wardrobe. Radiator.

En-suite: Shower enclosure. Pedestal washbasin. WC.

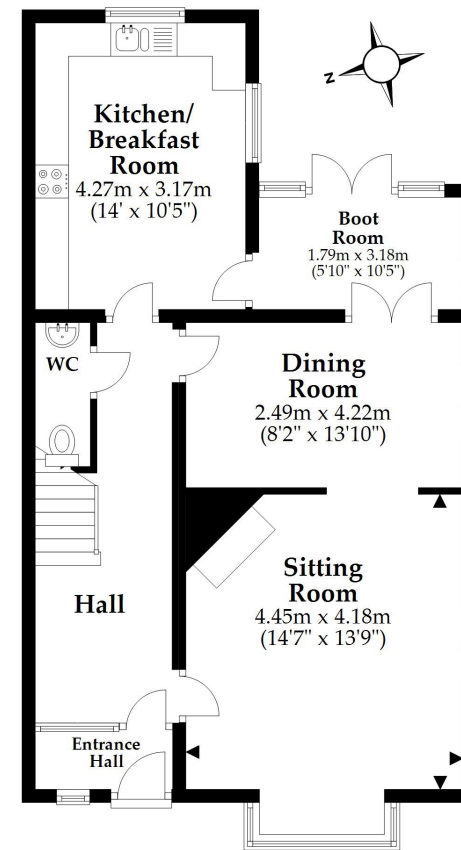
Bedroom 2: Box bay window. Fitted wardrobe. Radiator.

Bedroom 3: Fitted wardrobe. Radiator.



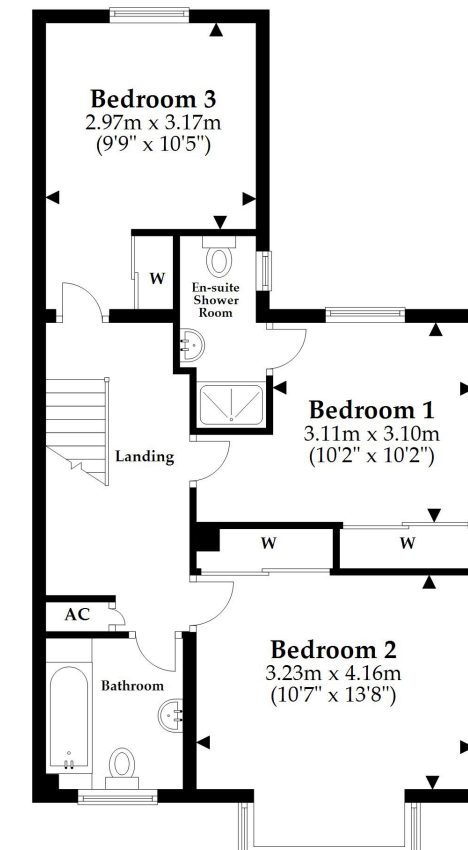
Ground Floor

Approx. 66.7 sq. metres (717.7 sq. feet)



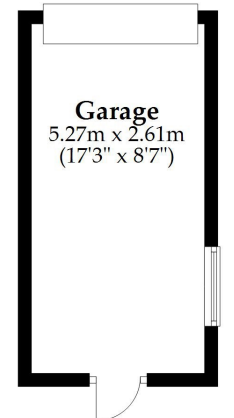
First Floor

Approx. 60.8 sq. metres (654.7 sq. feet)



Garage

Approx. 13.8 sq. metres (148.1 sq. feet)



Total area: approx. 141.3 sq. metres (1520.4 sq. feet)

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

