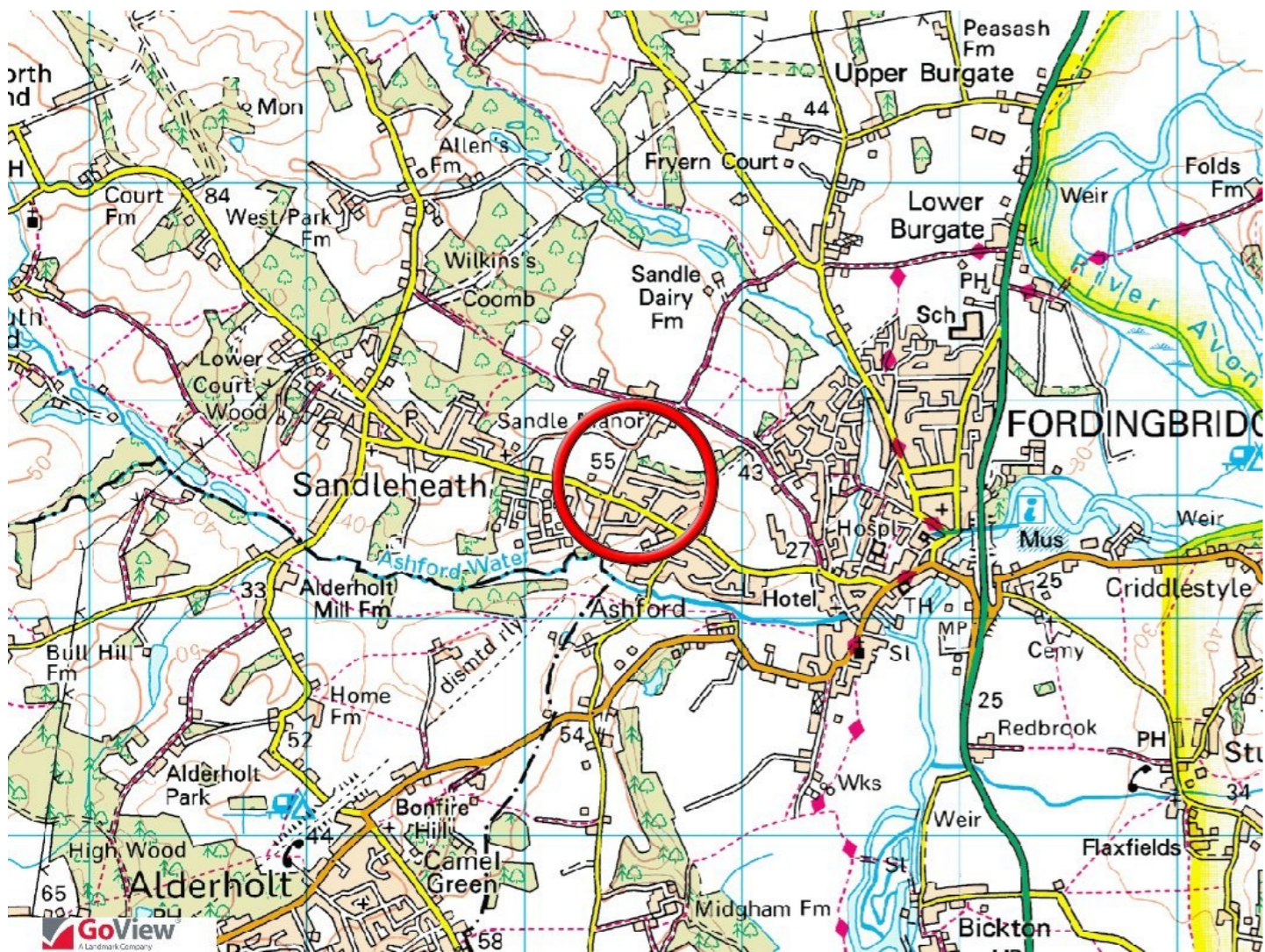


6 Brympton Close, Fordingbridge, Hampshire SP6 1DW



A spacious 2 bedroom detached bungalow with scope to update located within a popular cul-de-sac on the edge of Fordingbridge.

Kitchen/breakfast room, sitting/dining room, conservatory, 2 bedrooms, en-suite bathroom/WC and shower room/WC. Utility/workshop. Garden. Parking. Double garage. Upvc double glazing. Gas fired central heating. Enclosed garden. 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 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 located on the edge of Fordingbridge within a popular residential area approximately 3/4 mile from the town centre.

To locate: From our office in Bridge Street, turn left into the High Street and bear right into Shaftesbury Street. Continue for half a mile or so before taking the second turning right after the Railway Hotel into Elmwood Avenue and first left to Brympton Close.

Fordingbridge, which lies on the western edge of the New Forest National Park, offers a range of independent shops and eateries, a building society, public library, churches of various denominations and a medical centre. Infant, Junior and Secondary Schools are located on the northern edge of the town. For transport communications, there is an excellent bus service (X3) from Fordingbridge to Salisbury, some 11 miles to the north where there is a mainline rail station to London Waterloo (approx 1 hr 40 mins) also to Ringwood and Bournemouth some 6 and 18 miles respectively to the south. Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3078 with the port of Southampton approximately 20 miles.

A modern detached bungalow that has been extended and altered from its original design and now, although in good condition, offers scope to update the spacious accommodation.

Upvc door to:

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Polycarbonate sink. Space for cooker (gas and electric). Space for dishwasher and fridge/freezer. Open to:

Breakfast area: Base cupboards matching the kitchen units. Radiator.

Sitting/dining room: A generous L shaped room with dining area and timber floor to the sitting area and wood burning stove. 2 radiators. Door to:

Conservatory: Upvc construction with polycarbonate roof.

Utility/workshop: Wall mounted gas fired combi boiler. Base units with laminate work surface. Space and plumbing for washing machine. Polycarbonate sink. Workbench. Radiator. Door to garage.

Inner hall: Loft access. Linen cupboard with radiator and shelving.

Bedroom 1: Built in wardrobes, shelving and storage cupboards. Radiator.

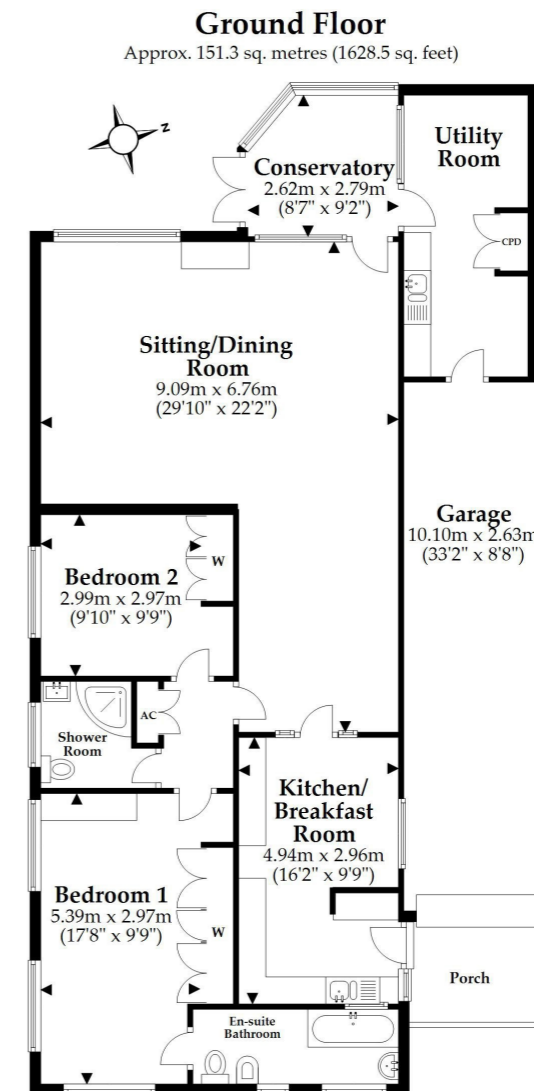
En-suite: Jacuzzi bath. Bidet. WC. Washbasin. Built-in storage.

Bedroom 2: Built-in wardrobes. Radiator.

Shower room: Corner shower with mains shower fitted. Vanity washbasin. WC. Heated towel rail.

Outside: The property is approached over a tarmac driveway providing parking for a number of vehicles and leading to a double (tandem) garage with electric roller door. Door to utility.

The front and rear gardens are both hard landscaped with gated access to the side of the property. The rear garden has a shed, greenhouse and log/open storage.



Total area: approx. 151.3 sq. metres (1628.5 sq. feet)

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

