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Outgoings: Council tax band B Amount payable 2024/25 £1911.66

Services: Mains water, electricity, gas and drainage.

Location: The property is situated in a popular residential area close to the centre of the East Dorset village of Alderholt which lies approximately three miles to the southwest of Fordingbridge.

To locate: From Fordingbridge proceed to Alderholt via the B3078 and upon entering the village, continue along Station Road taking the third turning left into Park Lane. Continue, passing St James First School on the left, and at the end turn right into Earlswood Drive. Continue for a short distance, turning right into Appletree Drive and first right again into Alder Drive and left into Pear Tree Close. The property will be found at the end of the cul-de-sac on the left hand side.

Local amenities include St James First School in Park Road, a public house, parish church and a Co-op with post office. Middle and upper schooling is available at Cranborne (5 miles) and Wimborne (10 miles) for which there is schools transport provided. Nearby Fordingbridge provides further shopping facilities with a variety of specialist shops, a building society, public library and churches of various denominations.

Built in the 1980s, the property is of traditional cavity wall construction with brick elevations under a interlocking tiled roof. The property has UPVC double glazed replacement windows and has gas fired central heating.

Accommodation:

Upvc entrance door to enclosed porch: Radiator. Door to:

Sitting/dining room: Brick fireplace with gas fire. Patio doors to garden. 2 Radiators. Stairs to first floor.

Kitchen/dining room: Fitted with a range of base cupboards, drawers and wall units. Laminated work surfaces. Space for under counter fridge. Space and plumbing for washing machine. Double electric oven with gas hob. Stainless steel sink with drainer. Wall mounted gas fired combination boiler.

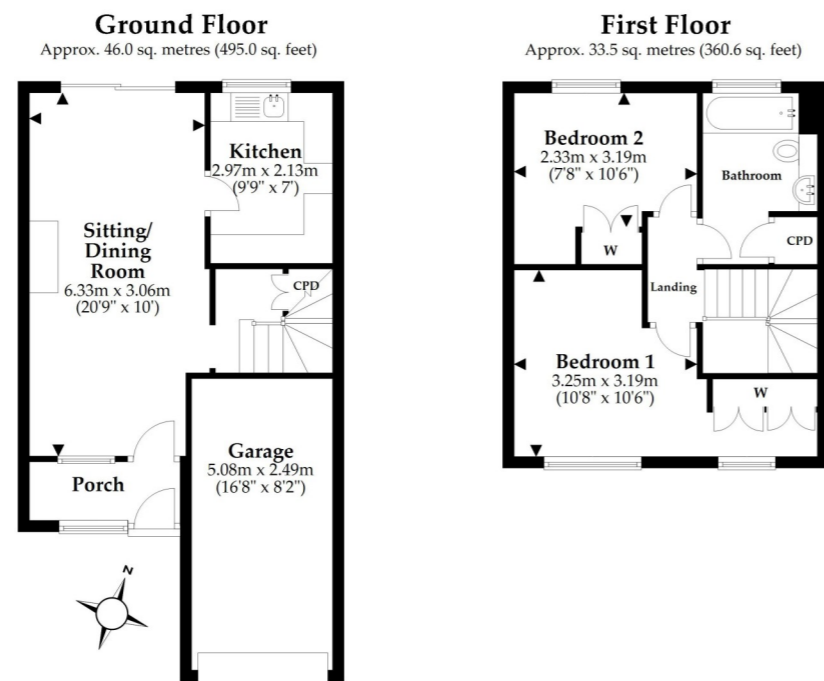
Stairs from the sitting room to first floor landing.

Bedroom 1: Dressing area with built-in wardrobes. Radiator.

Bedroom 2: Built-in wardrobes. Radiator.

Bathroom: Panelled bath with mains shower and glazed screen. Vanity washbasin and WC. Heated towel rail. Linen cupboard. Loft access

Outside: The front garden laid to lawn with a tarmac drive-way leading to the single garage, with power and light. The rear garden is laid mainly to lawn with some established shrub planting and a patio accessed from the living area. There is a gated rear access.



Total area: approx. 79.5 sq. metres (855.6 sq. feet)

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



29 Pear Tree Close, Alderholt, Fordingbridge SP6 3ER



A well-presented semi-detached house with a garage and parking in a quiet cul-de-sac location.

Enclosed porch, sitting/dining room, fitted kitchen, 2 bedrooms and bathroom/WC. Enclosed rear garden. Garage and parking. Upvc double glazing. Gas fired central heating. EPC band D. No forward chain.

Price: £275,000 Freehold

Viewing: Strictly by prior appointment through above sole agents.

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