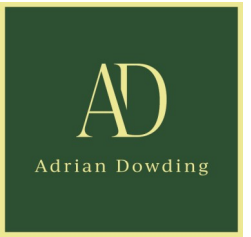


Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed 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

Adw03404/02/25



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

Services: Mains water, electricity, gas and drainage.

Location: Well located in the popular village of Alderholt, close to local amenities.

To Locate: From our office in Fordingbridge, proceed to Alderholt and upon entering the village, bear right into Station Road. Continue and turn left past the village shop, first left into Earlswood Drive and immediately right into Pine Road.

Alderholt, a popular self-contained village, offers a number of local amenities including a small supermarket, post office, a parish church, public house and a First School. Nearby Fordingbridge provides further local shopping facilities together with a medical and dental practice, public library and churches of various denominations. Situated between the rolling countryside of the Cranborne Chase & The New Forest National Park, there is ready access to the various leisure pursuits, with the south coast seaside resorts & sailing centres within easy driving distance. The area is convenient for access to a number of important centres with Ringwood and Bournemouth some 6 and 17 miles respectively to the south, Salisbury 13 miles to the north (where there is a mainline rail station for London Waterloo) and the port of Southampton 21 miles to the south-east. Jct 1 of the M27 can be reached at Cadnam, approximately 12 miles distant.

The property comprises a semi-detached bungalow with facing brick elevations under an interlocking tiled roof. The property would benefit from some updating to make an ideal first time purchase or investment property.

Entrance hall: Cloaks and storage cupboards. Loft access.

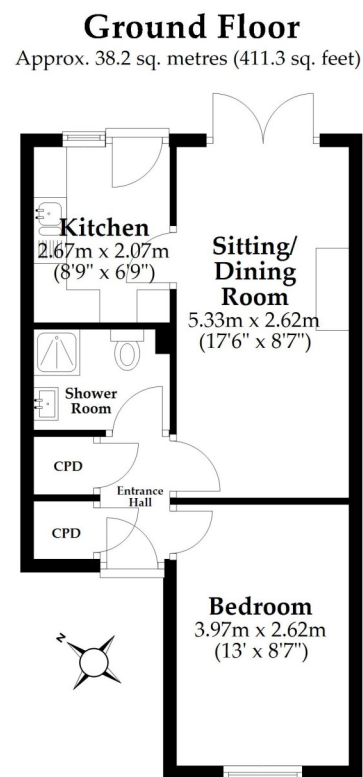
Sitting room: Radiator. Feature fireplace with gas fire (not in use). French doors to garden.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Electric oven. Washing machine. Under counter fridge. Radiator. Wall mounted gas fired combi boiler. Door to garden.

Bedroom: Radiator.

Shower room: Shower enclosure. Pedestal washbasin. WC. Radiator.

Outside: The property is approached from Pine Road through front garden with mature hedging. The enclosed rear garden has a patio adjoining the property and is laid mainly to lawn with attractive border planting and mature shrubs offer a high degree of privacy. A pedestrian gate to the rear leads to the private parking area where there is one allocated parking space.



Total area: approx. 38.2 sq. metres (411.3 sq. feet)

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



3 Pine Road, Alderholt, Fordingbridge SP6 3BJ



A semi-detached bungalow with garden and parking within easy reach of village amenities

Hall, sitting room, fitted kitchen, double bedroom and shower room/WC. Gas fired central heating. Upvc double glazing. Allocated parking. EPC band D. No forward chain.

Price: £200,000 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

Misrepresentation Act 1967—These particulars are believed to be correct but their accuracy is not guaranteed. They do not constitute an offer or contract. All measurements are given as a guide only. These particulars are issued on the understanding that all negotiations are carried out through Adrian Dowding.