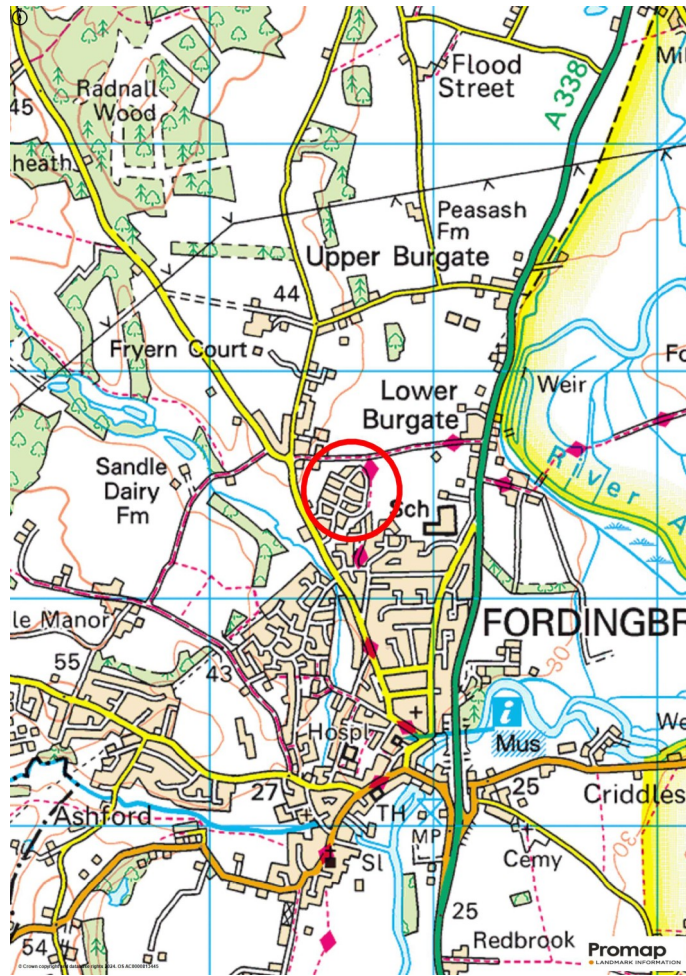


99 Augustus Avenue, Fordingbridge, Hampshire SP6 1FN



**A beautifully presented mid-terrace house built in 2020 in a popular location, convenient for schools and local amenities.**

Hall, cloakroom/WC, sitting room, kitchen/dining room, 3 bedrooms, en-suite shower room/WC and family bathroom/WC. Generous enclosed garden. Garage with potential to create 4th bedroom. Parking. Gas fired central heating. Upvc double glazing. EPC band B.

**Price: £400,000 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](mailto:post@adriandowding.co.uk) [www.adriandowding.co.uk](http://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: £2,215.95

**Services:** Mains water, electricity, gas and drainage.

**Location:** The property is located in a popular residential area, within easy reach of local schools, amenities and countryside walks.

**To locate:** From our office in Bridge Street turn right at the mini roundabout, after a short distance turn left into Green Lane (Just past the Post Office) continue on Green Lane which turns into Whitsbury Road, after approximately 0.5 miles turn right in Augustus Avenue,

Fordingbridge provides a good selection of day-to-day facilities including a variety of independent shops and eateries, a building society, public library and churches of various denominations. The medical complex and Avonway community centre are located close to the central park with Infant & Junior schools and the Burgate Secondary School & Sixth Form located towards to the northern outskirts of the Town. The town is within a short distance of the New Forest National Park boundary and within easy reach of a number of important centres with Salisbury 11 miles to the north (where there is a mainline rail station for London Waterloo), Bournemouth and Southampton are some 17 and 20 miles respectively and Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3078.

The property comprises a modern mid-terrace house with well arranged accommodation that is presented in excellent order and offering potential to convert the vaulted garage roof space if desired.

**Composite door to:**

**Hall:** Radiator. Stairs to first floor.

**Cloakroom:** WC. Washbasin. Radiator.

**Kitchen/dining room:** Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Cupboard housing gas fired boiler. Integrated double electric oven, dishwasher, fridge and freezer. 5 burner gas hob with extractor over. Space for dining table. Radiator. Open to:

**Sitting room:** French doors to patio and garden. Under stairs cupboard. Radiator.

**Stairs from hall to first floor landing:** Access to loft space. Airing cupboard with pressurised hot water cylinder.

**Bedroom 1:** Built-in wardrobes with mirror fronts. Radiator.

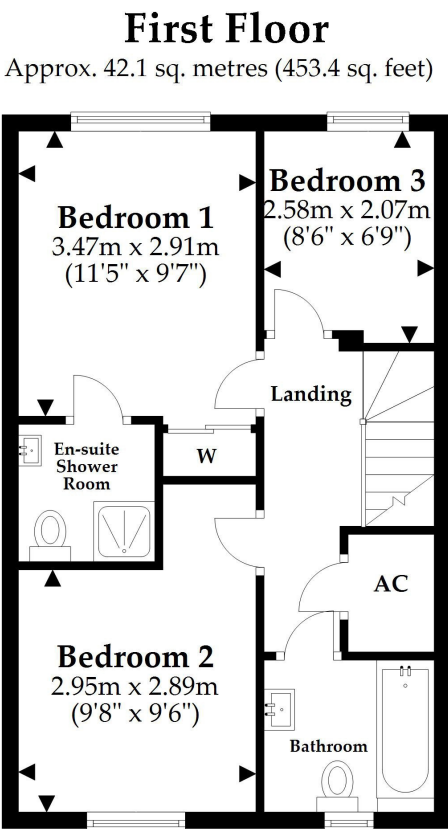
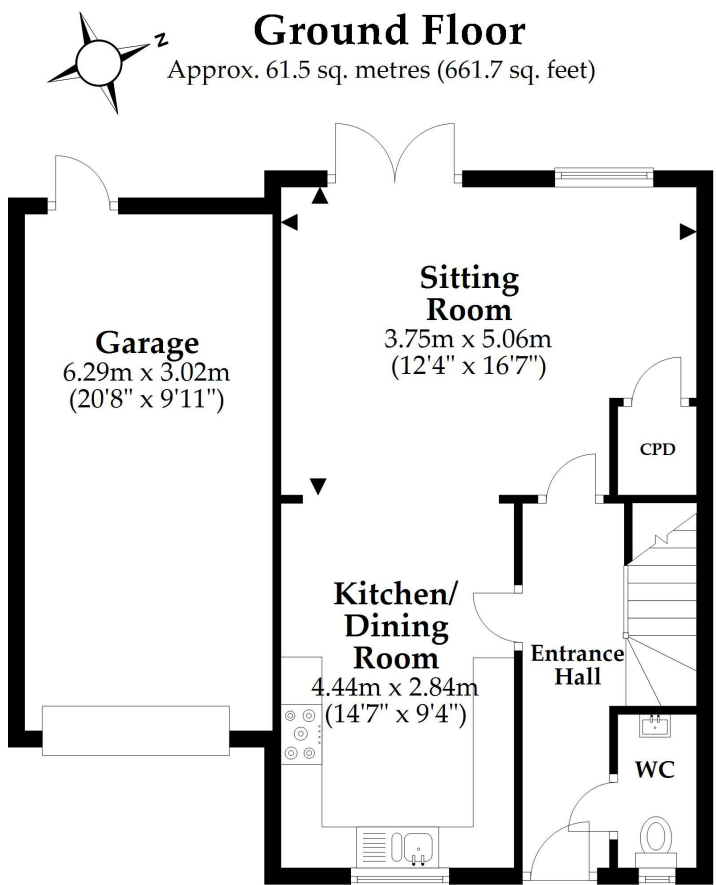
**En-suite shower room:** Shower enclosure with mains shower fitted. Vanity washbasin. WC. Heated towel rail.

**Bedroom 2:** Radiator.

**Bedroom 3:** Radiator.

**Family bathroom:** Panelled bath with mains shower over and glazed screen. Vanity washbasin. WC. Heated towel rail.

**Outside:** A blocked paved driveway providing parking for 1 car leads to the single garage with power, light and personnel door to the garden. The garage is double height with a first floor window, offering potential to create a study or fourth bedroom if required. The larger than average west facing rear garden is fully enclosed and laid mainly to lawn with a play area to the rear and a generous patio area accessed via the sitting room, perfect for alfresco entertaining.



Total area: approx. 103.6 sq. metres (1115.1 sq. feet)

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