

111 Augustus Avenue, Fordingbridge, Hampshire SP6 1FN



A beautifully presented semi-detached house built in 2020 in a popular location, convenient for schools and local amenities.

Hall, cloakroom/WC, kitchen/living/dining room, 3 bedrooms and family bathroom/WC. Enclosed south and west facing garden. Parking with EV charging point. Gas fired central heating. Upvc double glazing. EPC band B.

Price: £365,000 Freehold

Viewing: Strictly by prior appointment through above sole agents.

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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: C Amount payable 2024/25: £1969.73

Services: Mains water, electricity, gas and drainage.

Location: The property is located in a quiet no through road within a popular residential area and in 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 semi-detached house with well arranged accommodation that is presented in excellent order with a low-maintenance south facing garden, perfect for a first time buyer or investment buyer.

Composite door to:

Hall: Radiator. Karndean flooring. Stairs to first floor.

Cloakroom: WC. Washbasin. Radiator.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Gas fired boiler. Electric oven and 4 burner gas hob with extractor over, integrated dishwasher and space for fridge/freezer. Open to:

Sitting/dining room: French doors to patio and garden. Under stairs cupboard. Karndean flooring. Radiator.

Stairs from hall to first floor landing: Access to loft space. Linen cupboard.

Bedroom 1: Built-in wardrobes. Radiator.

Bedroom 2: Radiator.

Bedroom 3: Radiator.

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

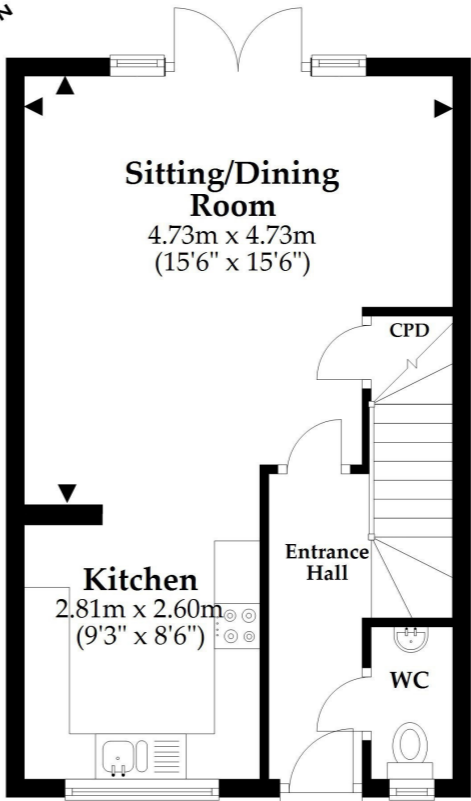
Outside:

A blocked paved driveway providing parking for 2 cars and an electric vehicle charging point. The south and west facing rear garden is fully enclosed with a generous patio area accessed from the sitting room, Astro-turf lawn and a decked area to the rear of the garden. Timber built shed and side access to the drive.



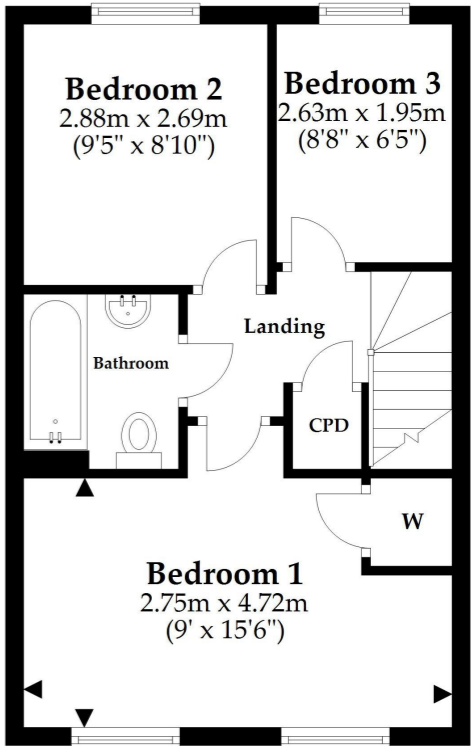
Ground Floor

Approx. 36.7 sq. metres (395.1 sq. feet)




First Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



Total area: approx. 73.4 sq. metres (790.3 sq. feet)

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