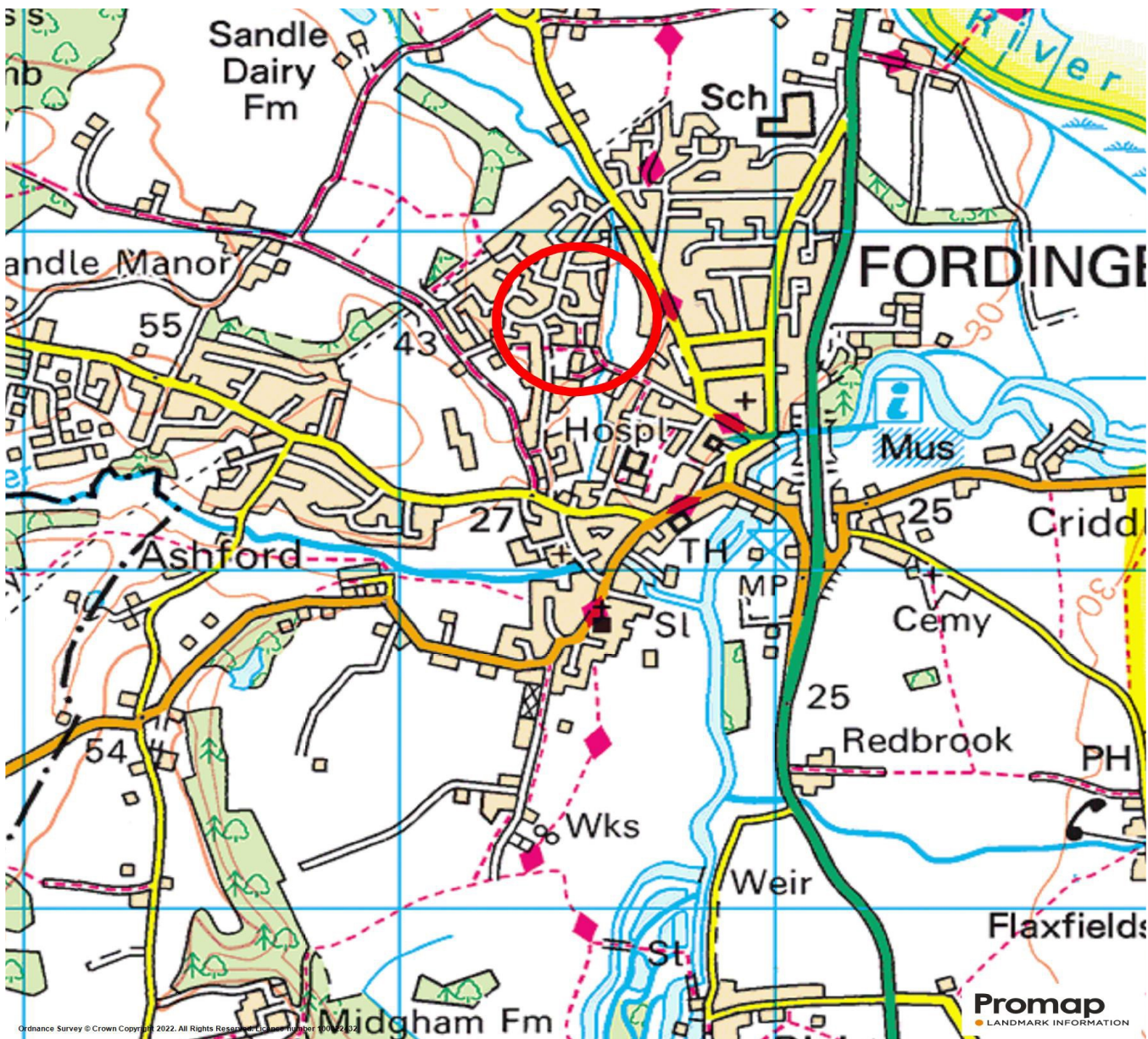


1 Willow Avenue, Fordingbridge, Hampshire SP6 1LH



A well-presented detached bungalow conveniently located within a popular residential area close to local amenities, schools and the main bus route.

Hall, sitting/dining room, kitchen/breakfast room, 3 bedrooms, shower room/WC and cloakroom/WC. Parking and garage. Gas fired central heating. Upvc double glazing. EPC band C. No forward chain.

Price: **£385,000** 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 quiet residential area, within walking distance of local amenities, schools and the main bus route.

**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 half a mile turn left into Parsonage Park Drive then third left into Willow 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 18 miles respectively and Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3078.

The property comprises a modern detached bungalow, built in the 1970s, with brick elevations under a tiled roof located in a convenient position within a flat walk of the town and local amenities. The well-presented accommodation is as follows;

**Upvc door:**

**Hall:** Radiator. Linen cupboard. Loft access.

**Sitting room:** 2 radiators.

**Kitchen/dining room:** Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces with a stainless steel sink. Integrated double electric oven. Gas hob. Fridge/freezer and slim line dishwasher included. Space for washing machine. Cupboard housing gas fired combi boiler. Radiator. Space for dining table.

**Bedroom 1:** Built-in wardrobes. Radiator. Door to

**Conservatory:** Upvc construction with a polycarbonate roof. Door to garden.

**Bedroom 2:** Built-in wardrobes. Radiator.

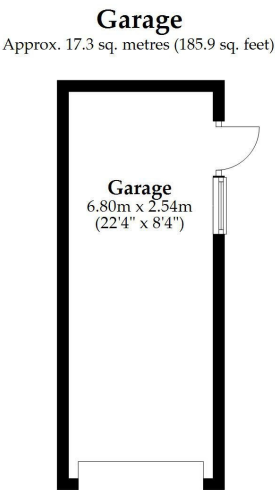
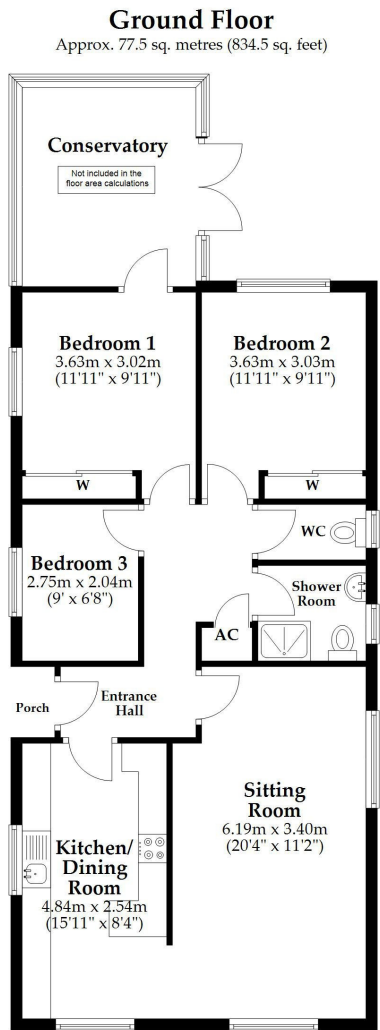
**Bedroom 3:** Radiator.

**Shower room:** Shower enclosure with mains rain shower fitted. Vanity washbasin. WC. Radiator.

**Cloakroom:** WC.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



Total area: approx. 94.8 sq. metres (1020.4 sq. feet)  
This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

