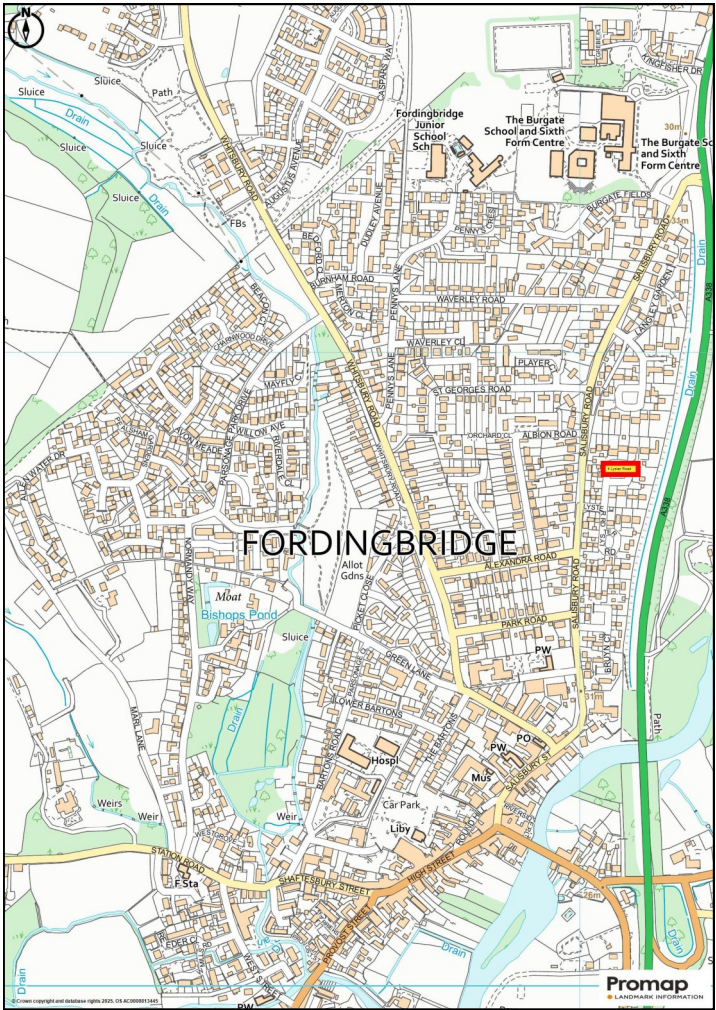


4 Lyster Road, Fordingbridge, Hampshire SP6 1QY



An extended, detached family home offering scope to update/improve, conveniently located for schools, bus route and local amenities.

Enclosed porch, hall, cloakroom/WC, sitting room, dining room, kitchen, 4 bedrooms and shower room/WC. South facing garden. Garage and parking. Upvc windows. No forward chain. EPC band D.

Price: £375,000 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 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: £2215.95

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

**Location:** The property is located in a popular road within easy reach of the town, schools and main bus route.

**To locate:** From our office in Bridge Street turn right into Salisbury Street which leads into Salisbury Road, take the second turn right into Lyster Road.

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 car park with Infant & Junior schools and the Burgate Secondary School & Sixth Form a short walk from the property towards to the northern outskirts of the Town. The town is within easy reach of the New Forest National Park and 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.

Built in the mid 1980s the detached family home is of traditional cavity wall construction with brick elevations under a tiled roof. The extended property, although well-maintained, including the installation of Upvc double glazing, would now benefit from general updating throughout to create a lovely family home in a convenient location.

**Timber door and sidelights to:**

**Entrance hall:** Built-in storage. Door to:

**Hall:** Cloaks cupboard. Under stairs cupboard. 2 radiators. Stairs to first floor.

**Cloakroom:** Vanity washbasin and WC. Radiator.

**Kitchen:** Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Stainless steel sink. Space for under counter fridge. Space and plumbing for washing machine and dishwasher. Double electric oven. 4 burner gas hob with extractor over. Gas fired boiler. Radiator.

**Sitting room:** 2 radiators. Fitted gas fired (not tested).  
Patio doors to garden.

**Dining area:** Radiator.

**Stairs from hall to first floor landing:** Loft access. Airing cupboard with lagged hot water cylinder and shelving.

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

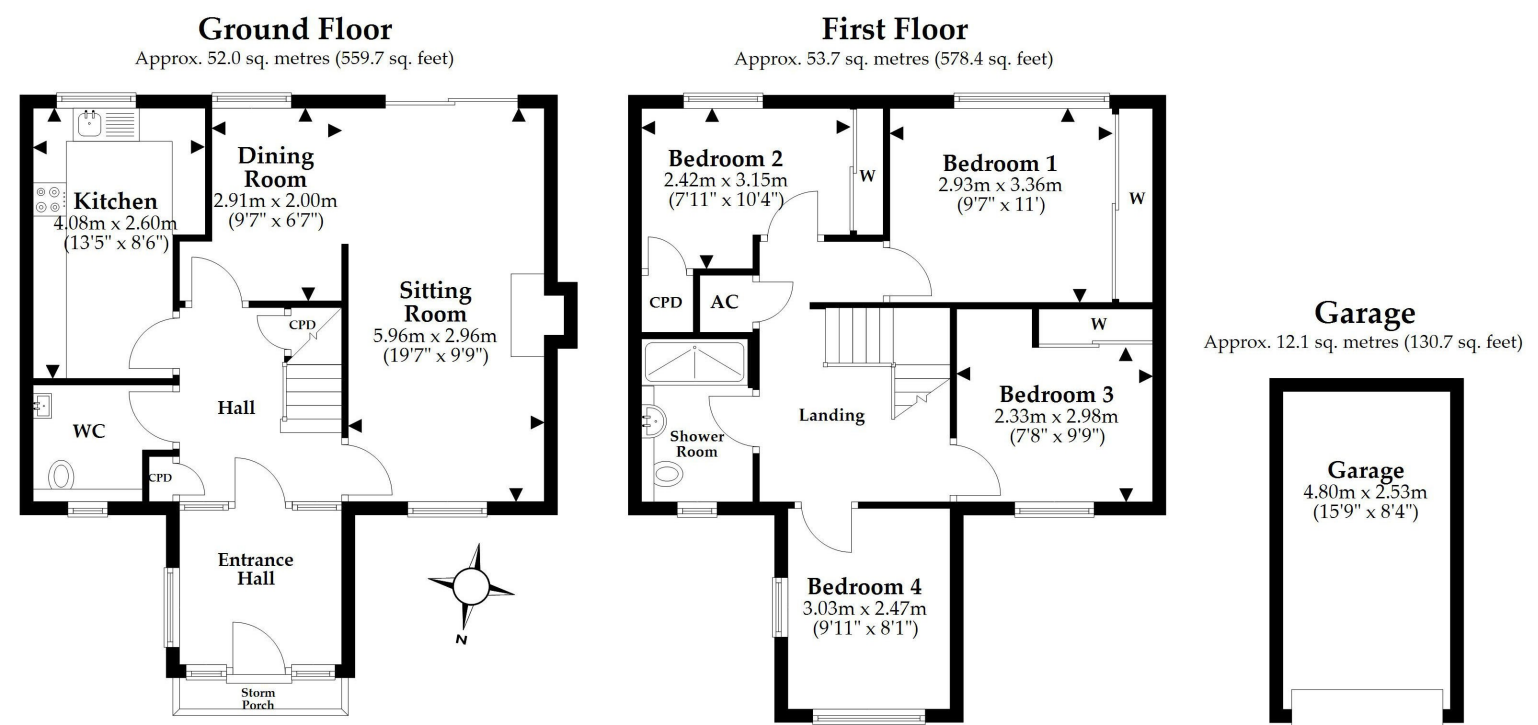
**Bedroom 2:** Built-in wardrobes. Radiator.

**Bedroom 3:** Built-in wardrobes. Radiator.

**Bedroom 4:** Radiator.

**Shower room:** Shower enclosure with electric shower fitted. Vanity washbasin. WC. Heated towel rail.

**Outside:** The property is approached through an attractive front garden, laid to lawn with mature shrub planting, a potting shed and a parking space adjoining the single, brick built, garage.  
The part walled, south facing, rear garden is laid to lawn with mature planting and a patio area adjoining the house accessed from the sitting room.



Total area: approx. 117.9 sq. metres (1268.7 sq. feet)  
This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

