

## 21 Ashford Road, Fordingbridge SP6 1BZ



### **A semi-detached Victorian cottage in need of renovation.**

Porch, hall, sitting room, dining room, kitchen, bathroom/WC and 3 bedrooms. Upvc double glazing. Garage. Garden. Parking. No forward chain. EPC band F.

**Guide price: £310,000 Freehold**

Viewing: By arrangement with above sole agents.

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**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 popular residential Fordingbridge within easy reach of local amenities and open countryside.

From the High Street proceed into Shaftesbury street then into Station Road at the roundabout near The Railway Hotel (previously the Augustus John) turn left into Ashford Road and the property will be found after a short distance on the left hand side.

The Town offers a good selection of independent shops, post office & supermarket together with various facilities including public library & medical centre. The Fordingbridge infant, junior schools & the Burgate secondary school & sixth form centre are located on the north side of the Town.

Fordingbridge is well placed for easy access to a number of important centres with Salisbury some 11 miles, Ringwood & Bournemouth 7 & 18 miles respectively, all on the regular X3 bus service route, Southampton & the M27 connection at Cadnam about 19 & 8 miles. There are main line rail stations at Salisbury & Parkway (Eastleigh) for services to London Waterloo. The Town is close to the New Forest National Park boundary with access to riding, cycling and walking.

The property comprises an attractive Victorian house of traditional brick constructions under a tiled roof, retaining some original features, and is now in need of renovation and modernisation to create a lovely home.

**Enclosed porch:**

**Hall:** Stairs to first floor.

**Sitting room:** Original marble fireplace.

**Dining room:** Tiled fireplace with gas fire (not tested). Under stairs cupboard.

**Kitchen:** Fitted with base cupboards and drawers. Space for cooker and fridge/freezer. Door to garden:

**Bathroom:** Bath. WC. Washbasin.

**Stairs to first floor landing:** Loft access. Storage cupboard.

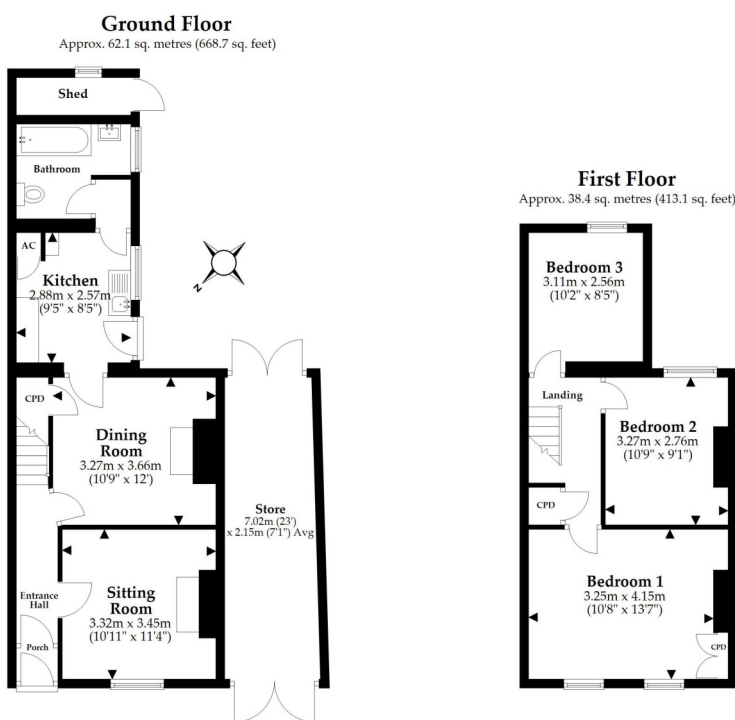
**Bedroom 1:** Victorian cast fireplace. Fitted wardrobe.

**Bedroom 2:** Victorian cast fireplace.

**Bedroom 3:**

**Outside:** To the front of the property is a single parking space and access to the garage/store.

The rear garden has a south-east aspect and is laid mainly to lawn, with a pond and greenhouse.



Total area: approx. 100.5 sq. metres (1081.8 sq. feet)

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

