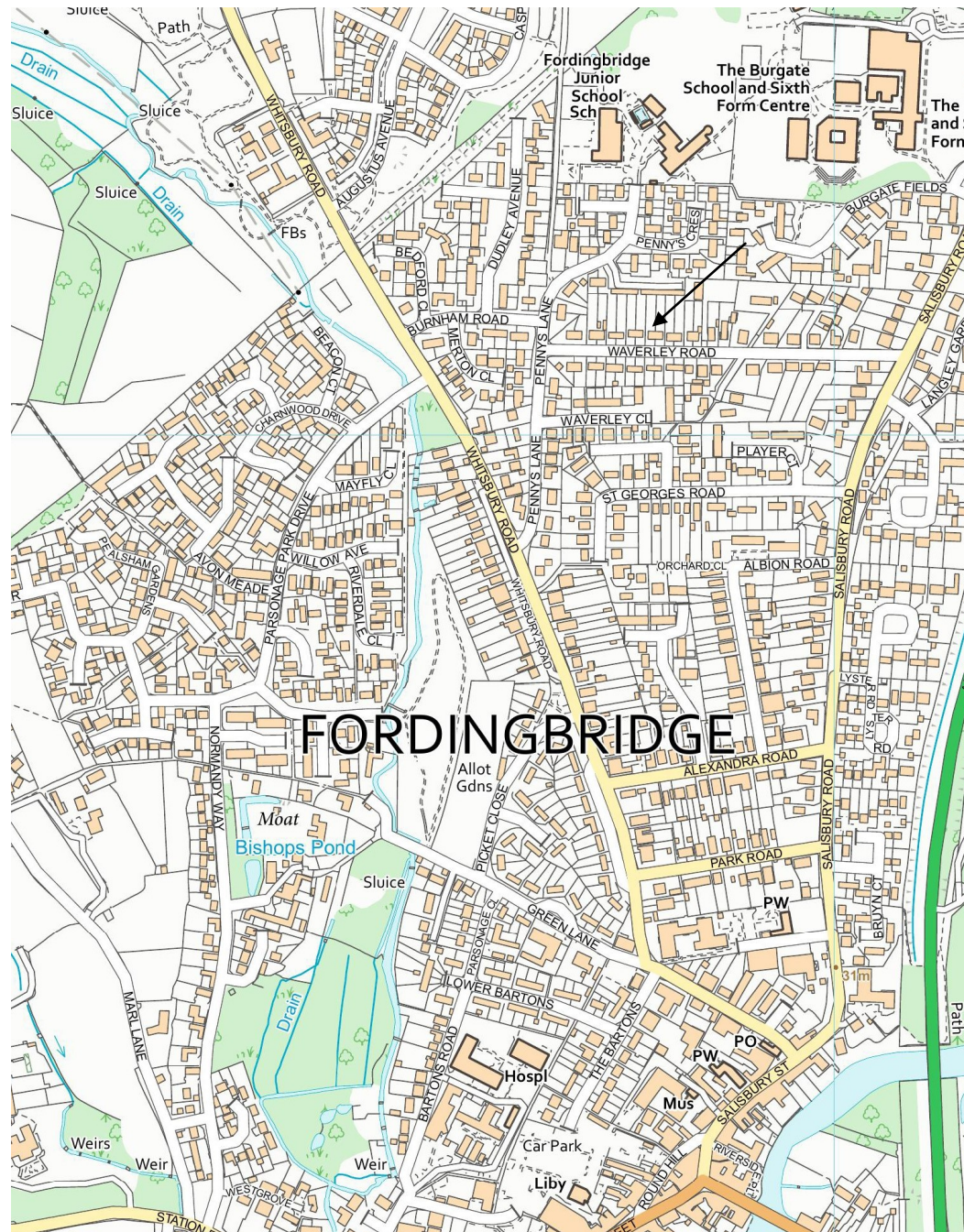


Adw03400/01/25

## 28 Waverley Road, Fordingbridge, Hampshire SP6 1EX



**A semi-detached house with a large garden and potential to update/extend (stp), conveniently located close to town, bus route and schools.**

Hall, kitchen, sitting room, bathroom/WC and 3 bedrooms. Gas fired central heating. Double glazed windows. Parking. Large garden. EPC band C. No forward chain.

**Price: £315,000 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: C

Amount payable 2024/25: £1969.73

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

**Location:** The property is located conveniently close to local schools, town and main bus route.

**To locate:** From our office in Bridge Street turn right into Salisbury Street which leads into Salisbury Road, turn left into Waverley Road after approximately half a mile.

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 carpark 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.

A semi-detached house of traditional construction with brick elevations under a tiled roof, the property would benefit from general updating and offers potential to extend (subject to planning) to create a lovely family home. The generous garden provides opportunities for a garden room or is a blank canvas for a keen gardener.

**Accommodation:**

**Glazed porch to:**

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

**Sitting room:** Laminate floor. Radiator.

**Kitchen:** Fitted with a range of base cupboards, drawers and wall units with laminate work surfaces. Stainless steel sink. Space for tall fridge/freezer. Space and plumbing for washing machine and space for tumble dryer. Electric oven. Wall mounted gas fired combi boiler. Door to garden.

**Bathroom:** Panelled bath. Pedestal washbasin. WC.  
Heated towel rail.

**Stairs from hall to first floor landing:**

**Bedroom 1:** Built-in cupboard with shelving. Radiator.

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

**Bedroom 3:** Radiator.

**Outside:** To the front of the property is off road parking for 2-3 vehicles (no drop curb) with side access the rear garden.

The very generous rear garden, which extends to approximately 37 metres (120 feet), is laid to lawn with a central path and patio area/hard standing adjoining the property. Concrete sectional shed (in need of repair).

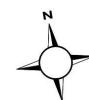
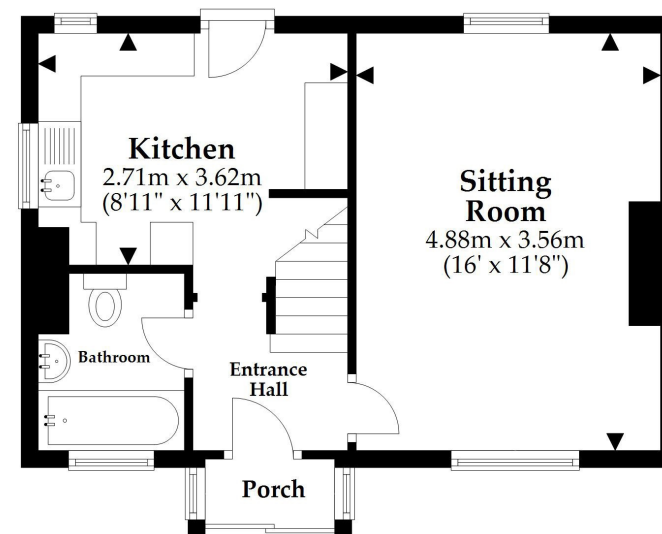


## First Floor

Approx. 35.7 sq. metres (383.9 sq. feet)

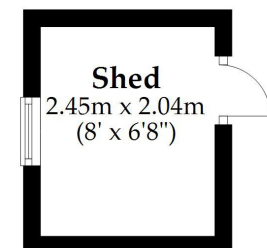
## Ground Floor

Approx. 36.8 sq. metres (395.6 sq. feet)



## Outbuilding

Approx. 5.0 sq. metres (53.8 sq. feet)



Total area: approx. 77.4 sq. metres (833.3 sq. feet)

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

