## 34 Lyster Road, Fordingbridge, Hampshire SP6 1QY



located for schools, bus route and local amenities.

Enclosed porch, hall, cloakroom/WC, sitting room, dining room, kitchen, sunroom, 3 bedrooms, box room and bathroom/WC. South facing garden. Garage and parking. Upvc windows. EPC band C. No forward chain.

Price: £350,000 Freehold

Viewing: Strictly by prior appointment through above sole agents.

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## A detached family home offering scope to update/improve, conveniently

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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 and part timber clad, under a tiled roof. The property offers potential to extend (subject to planning) and would benefit from general updating throughout.

Timber door and sidelights to:

Enclosed porch: Door to:

Hall: Cloaks cupboard. Under stairs cupboard. Radiator. Stairs to first floor.

Cloakroom: Pedestal washbasin and WC. Radiator.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Ceramic sink. Space and plumbing for washing machine. Space for electric oven. Gas fired boiler. Radiator.

Sitting room: Stone fireplace with fitted gas fired (not in use). Patio doors to sunroom (aluminium and glass construction) and garden.

Dining area: Radiator.

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

Bedroom 1: Radiator.

Bedroom 2: Radiator.

Bedroom 3: Built-in cupboard. Radiator.

Box /dressing room:

Bathroom: Panelled bath. Pedestal washbasin. WC. Radiator.

Outside: The property is approached through double wrought iron gates to a paved driveway, with a brick built single garage.

The south facing rear garden is hard-landscaped with mature shrub planting.







