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Adw03421/3/25



Outgoings: Council tax band B Amount payable 2024/25 £1911.66

Services: Mains water, electricity, gas and drainage.

Location: The property is situated in a popular residential area close to the centre of the East Dorset village of Alderholt which lies approximately three miles to the southwest of Fordingbridge.

To locate: From Fordingbridge proceed to Alderholt via the B3078 and upon entering the village, continue along Station Road taking the third turning left into Park Lane. Continue, passing St James First School on the left, and at the end turn right into Earlswood Drive. Continue for a short distance, turning right into Appletree Drive and first right again into Alder Drive and left into Pear Tree Close. The property will be found at the end of the cul-de-sac on the left hand side.

Local amenities include St James First School in Park Road, a public house, parish church and a Co-op with post office. Middle and upper schooling is available at Cranborne (5 miles) and Wimborne (10 miles) for which there is schools transport provided. Nearby Fordingbridge provides further shopping facilities with a variety of specialist shops, a building society, public library and churches of various denominations.

Built in the 1970s, the property is of traditional cavity wall construction with brick elevations under a interlocking tiled roof. The property has UPVC double glazed replacement windows and has gas fired central heating.

Accommodation:

Upvc entrance door to enclosed porch: Door to:

Sitting/dining room: Large storage cupboard. 2 Radiators. Door to garden. Stairs to first floor.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminated work surfaces. Space for fridge/freezer. Space and plumbing for washing machine. Electric oven with gas hob and extractor over. Stainless steel sink with drainer. Wall mounted gas fired boiler.

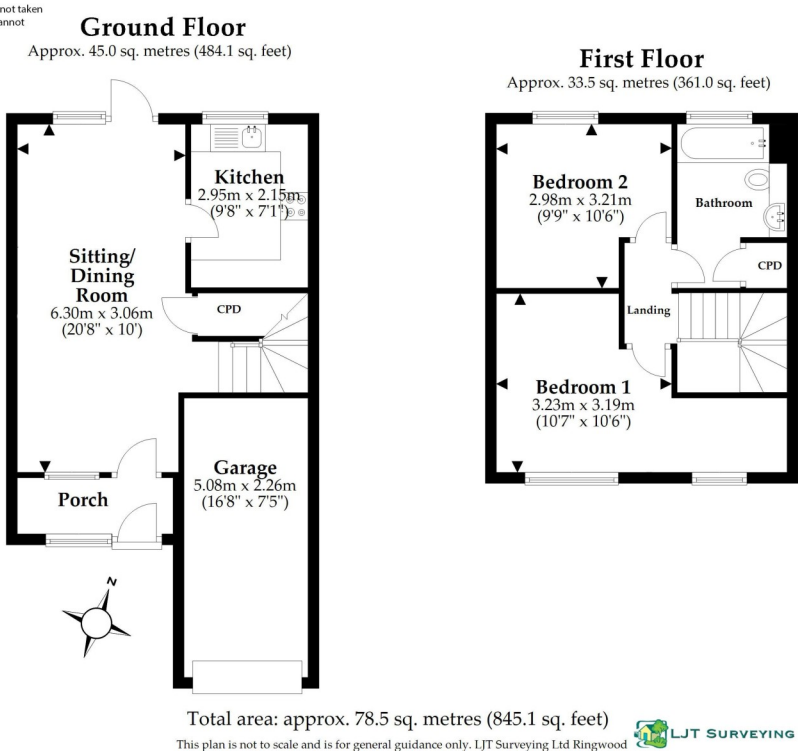
Stairs from the sitting room to first floor landing.

Bedroom 1: Dressing area. Radiator.

Bedroom 2: Radiator.

Bathroom: Panelled bath with mains shower and glazed screen. Vanity washbasin and WC. Heated towel rail. Airing cupboard with lagged hot water cylinder and shelves. Loft access

Outside: The front garden is laid to lawn with a tarmac drive-way leading to the single garage, with power and light. The rear garden is laid mainly to lawn with some established shrub planting and a patio accessed from the living area. There is a useful rear pedestrian access.



A well-presented mid-terrace house with a garage and parking in a quiet cul-de-sac location.

Enclosed porch, sitting/dining room, fitted kitchen, 2 double bedrooms and bathroom/WC. Enclosed rear garden. Garage and parking. Upvc double glazing. Gas fired central heating. EPC band D. No forward chain.

Price: £270,000 Freehold

Viewing: Strictly by prior appointment through above sole agents.

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