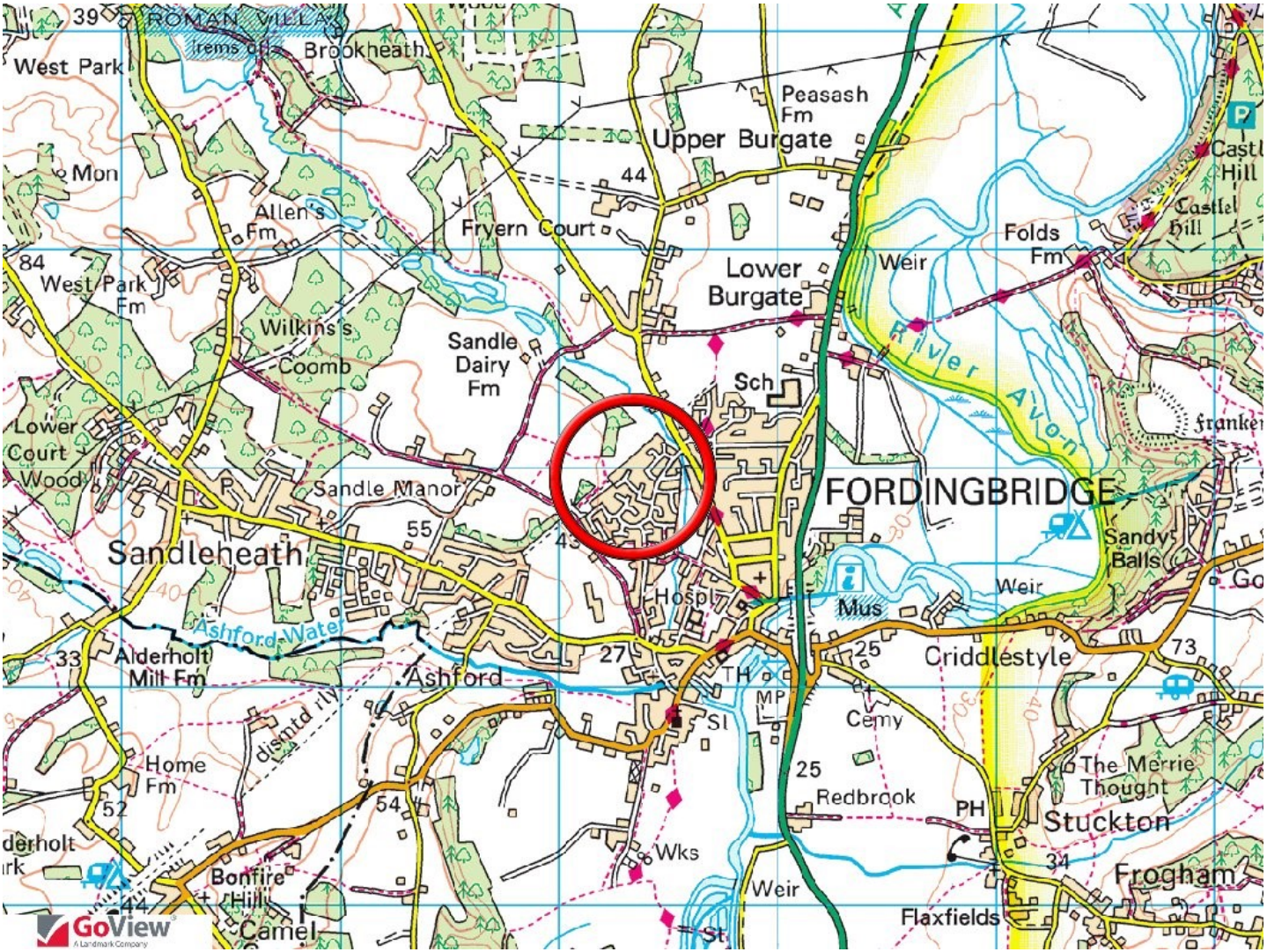


3 Oaklands Close, Fordingbridge, Hampshire SP6 1LP



A spacious 3 bedroom mid-terrace house, with light and airy accommodation located in a popular cul-de-sac, close to local amenities and schools.

Enclosed porch, hall, cloakroom/WC, living/dining room, fitted kitchen, 3 bedrooms, bathroom and separate WC. Garage and parking. Garden. Gas fired central heating. Upvc double glazing. EPC band C. No forward chain.

Price: £335,000 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: C Amount payable 2025/26: £2064.77

Services: Mains water, electricity, gas and drainage.

Location: The property is located conveniently within an easy walk of the town centre, local schools and the main bus route.

To locate: From our office in Bridge Street, turn left into the High Street and bear right into Shaftesbury Street. Opposite the Fire station turn right into Normandy Way and continue towards the end of Normandy Way. Oaklands Close will be found on the right hand side before the T junction.

Fordingbridge provides excellent local facilities including a variety of independent shops and eateries, a building society, post office, public library and churches of various denominations. The Burgate Secondary School & Sixth Form and Infant and Junior Schools are situated towards the northern outskirts of the town. The medical centre is located near the Avonway Community Centre adjacent to the central car park. The town, which lies conveniently to the west of the New Forest Park boundary, is within easy reach of a number of important centres with Salisbury some 11 miles to the north (where there is a mainline rail station to London Waterloo), Bournemouth and the south coast approximately 17 miles to the south, and Southampton about 18 miles to the south east. Jct 1 of the M27 can be reached at Cadnam, some 9 miles via the B3078. There is a frequent X3 bus service between Salisbury & Bournemouth stopping at Fordingbridge & Ringwood.

Built in the 1970s, the property is of traditional cavity wall construction with brick and tile hung elevations under an interlocking tiled roof. The property has been well maintained however offers potential buyers the opportunity to cosmetically update if desired.

Upvc door to enclosed entrance porch.

Hall: Parquet floor. Radiator. Stairs to first floor.

Cloakroom: WC. Washbasin.

Sitting/dining room: Parquet floor. Patio door to front of property. 2 radiators.

Kitchen: Fitted with a range of base cupboards, drawers and wall units with laminate work surfaces. Spaces for Fridge/freezer, microwave and washing machine. Space for cooker with extractor over. Stainless steel sink. Radiator. Door to garden:

Stairs from hall to first floor landing: Loft access. Airing cupboard with gas fired combi boiler and shelving.

Bedroom 1: Built-in wardrobes. Radiator.

Bedroom 2: Radiator.

Bedroom 3: Radiator.

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

Separate WC.

Outside: The property is approached over a driveway providing parking and leading to a single garage with power and light. The front garden is laid to lawn with a patio area accessed from patio doors in the sitting room. The fully enclosed rear garden is laid mainly to lawn with a patio area and rear access to Parsonage Park Drive.

