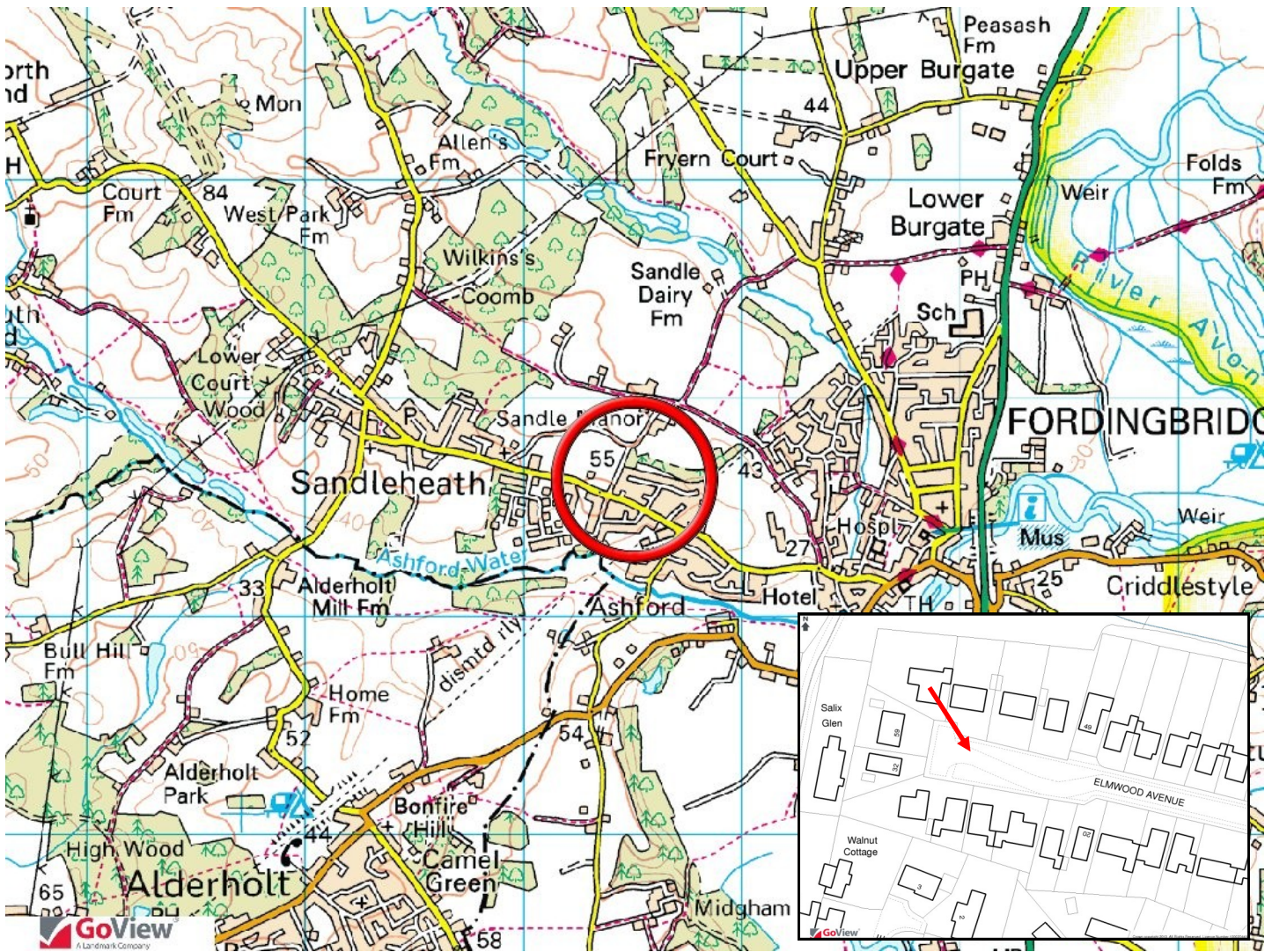


26 Elmwood Avenue Fordingbridge, Hampshire SP6 1DN



A modernised and well presented 2 double bedroom detached bungalow in popular cul-de-sac location.

Hall, sitting/dining room, kitchen/breakfast room, conservatory, 2 double bedrooms and bathroom/WC. Upvc double glazing. Gas fired central heating. South facing garden. Garage. Parking. EPC band D.

Price: £385,000 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 D Amount payable 2025/26: £2322.87

Services: Mains water, electricity, gas and drainage.

Location: The property is located on the edge of Fordingbridge within a quiet and popular residential area approximately 3/4 mile from the town centre.

To locate: From our office in Bridge Street, turn left into the High Street and bear right into Shaftesbury Street. Continue for half a mile or so before taking the second turning right after the Railway Hotel into Elmwood Avenue.

Fordingbridge, which lies on the western edge of the New Forest National Park, offers a range of independent shops and eateries, a building society, public library, churches of various denominations and a medical centre. Infant, Junior and Secondary Schools are located on the northern edge of the town. For transport communications, there is an excellent bus service (X3) from Fordingbridge to Salisbury, some 11 miles to the north where there is a mainline rail station to London Waterloo (approx 1 hr 40 mins) also to Ringwood and Bournemouth some 6 and 18 miles respectively to the south. Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3078 with the port of Southampton approximately 20 miles.

A modern detached bungalow that has been updated and improved in recent years with improvements including a new roof in 2020 and replacement Upvc double glazed windows in 2023. The property has gas fired central heating (new boiler 2022) and has been fitted with Karndean flooring in the principle rooms.

Covered entrance to:

Hall: Karndean flooring. Radiator. Storage cupboard. Access to roof space.

Kitchen/breakfast room: Fitted with a range of base cupboards, drawers and wall units. Space for fridge/freezer. Space for washing machine. Integrated slim-line dishwasher, electric oven and electric hob. Gas fired boiler. Space for table. Karndean flooring.

Sitting/dining room: Karndean flooring. 2 radiators. Slate hearth with opening and flue (not currently used) for an open fire.

Conservatory: Upvc construction. French doors to garden.

Bedroom 1: Kardean flooring. Radiator.

Bedroom 2: Kardean flooring. Radiator.

Fully tiled bathroom: Bath with electric shower over. Pedestal washbasin. WC. Heated towel rail. Karndean flooring.

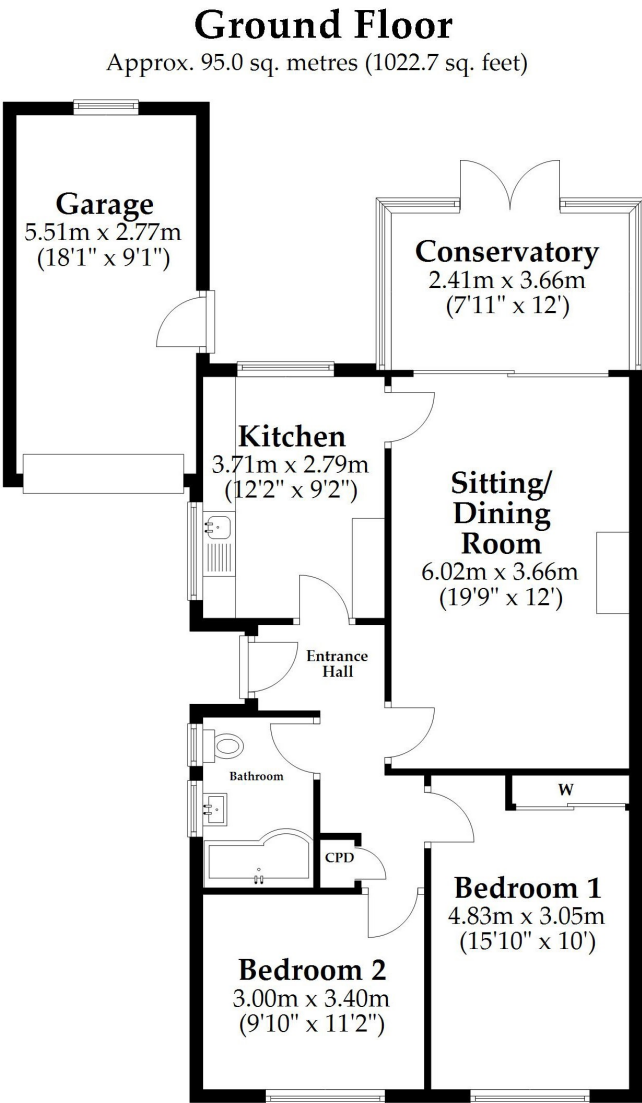
Outside: The property is approached over a tarmac driveway leading to a **single garage** (power and light) with electric door.

The front garden is laid mainly to lawn with side access to the rear, south facing garden. The enclosed, south facing, rear garden offers a good degree of privacy and is laid mainly to lawn.

Side access and personal access to the garage.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



Total area: approx. 95.0 sq. metres (1022.7 sq. feet)

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

