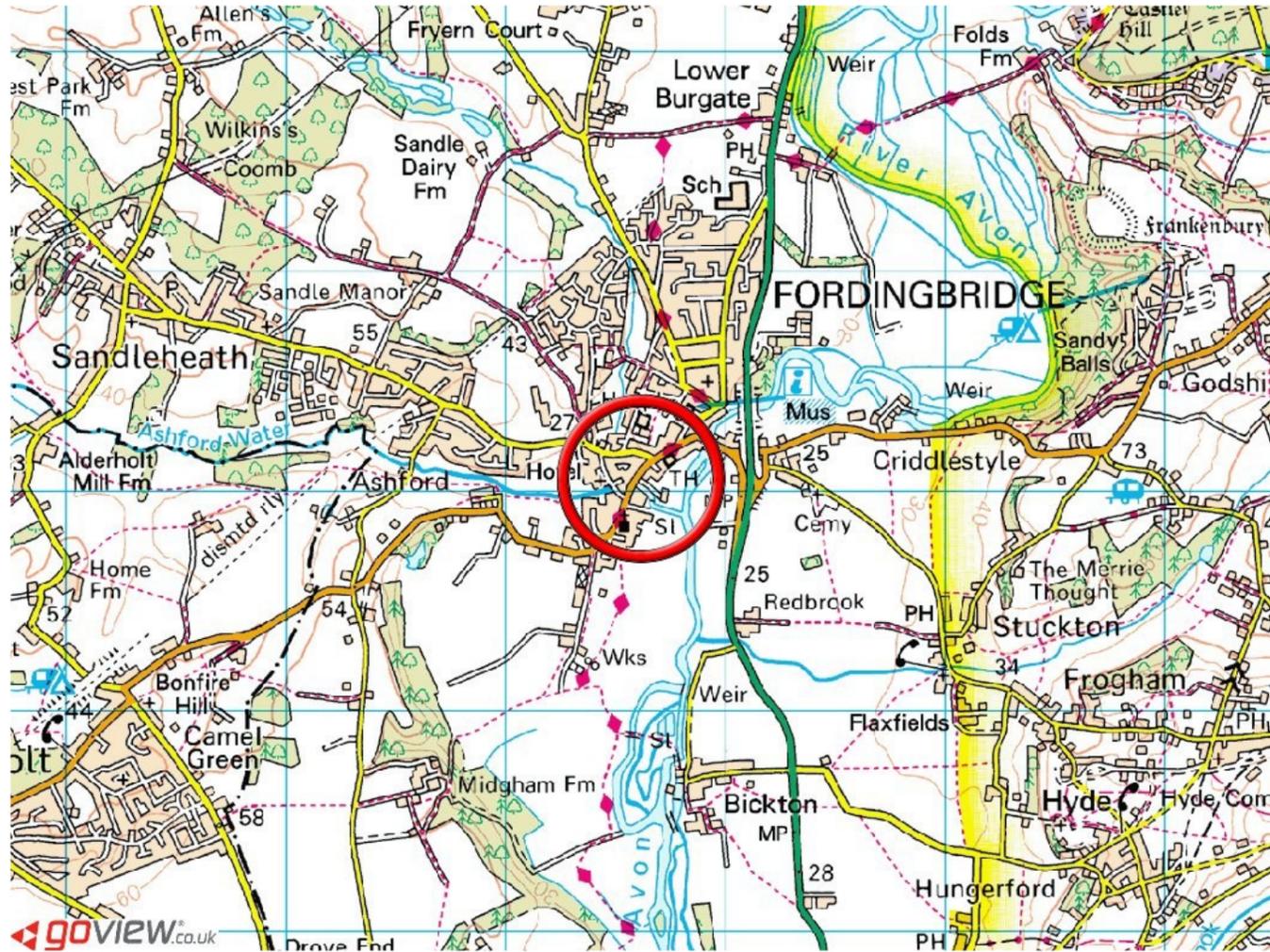


22a Provost Street, Fordingbridge SP6 1AY



A mid-terrace house with parking and garden, within a short walk of the town centre.

Hall, cloaks/WC, lounge/diner, fitted kitchen, 2 double bedrooms, bathroom/WC. Garden. Parking. Double glazing and gas fired central heating. EPC band C. No forward chain.

Price: £275,000 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: £2,064.77

Services: Mains water, electricity, gas and drainage

Management charge: An annual contribution is made towards the upkeep of common areas to the rear including visitor parking & a sinking fund which we understand to be in the region of £200.

Location: The property is well located within the conservation area just off the High Street close to local shops, amenities and parish church.

To locate: From our office in Bridge Street, turn left into the High Street and left again into Provost Street where upon the property will be after a short distance on the right hand side.

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 park 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 18 miles respectively and Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3078.

Built in 2006 , this attractive property is of traditional cavity wall construction with facing brick elevations under a slate clad roof. The property is presented in good order making an ideal investment or first time purchase.

Canopy porch: Front door leading to:

Hall: Radiator. Under stairs cupboard.

Cloakroom: Low level WC. Corner basin.

Kitchen: A range of base cupboards and wall units in cream finish with wood grain style laminate working surfaces. Ceramic tiled up stand. Integrated appliances include fridge/freezer, dishwasher, electric oven and gas hob with filter hood over. Space and plumbing for washing machine. Wall mounted gas boiler. 1½ bowl stainless steel single drainer sink with mixer taps.

Lounge/Diner: Built in cupboard. Radiator. Glazed double doors to garden. TV aerial & telephone point.

Stairs from hall to First floor landing: Access to insulated roof space.

Bedroom 1: (rear): Radiator.

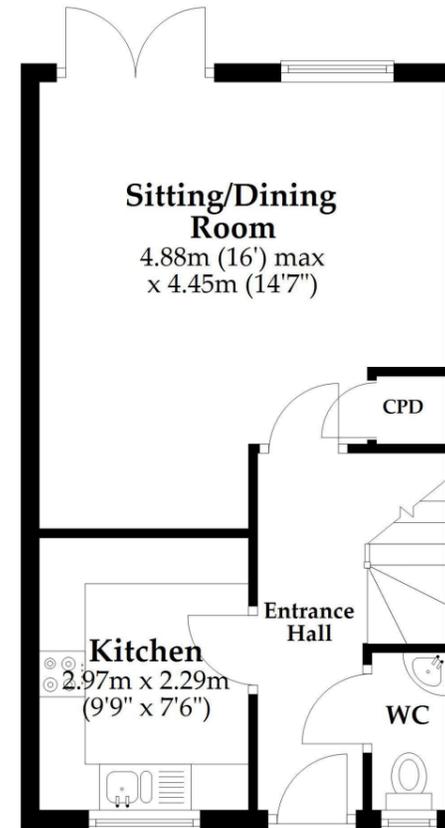
Bedroom 2: (front): Radiator. Airing Cupboard with pre lagged hot water tank & fitted shelves.



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

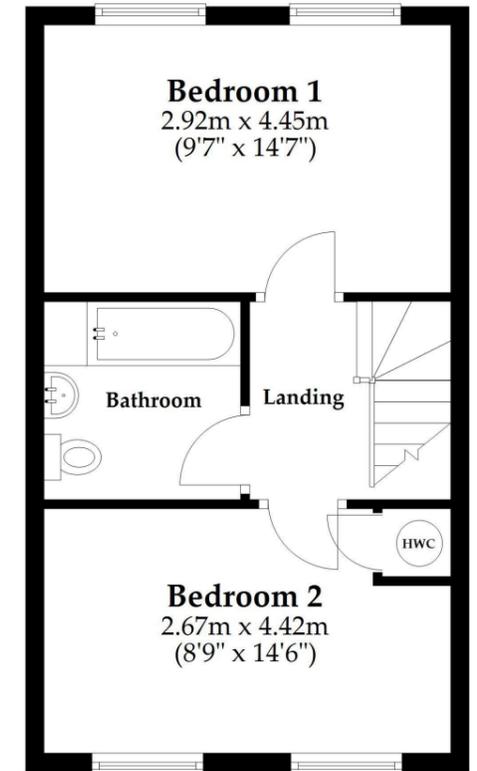
Ground Floor

Approx. 35.3 sq. metres (380.5 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.5 sq. feet)



Total area: approx. 70.6 sq. metres (759.9 sq. feet)

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