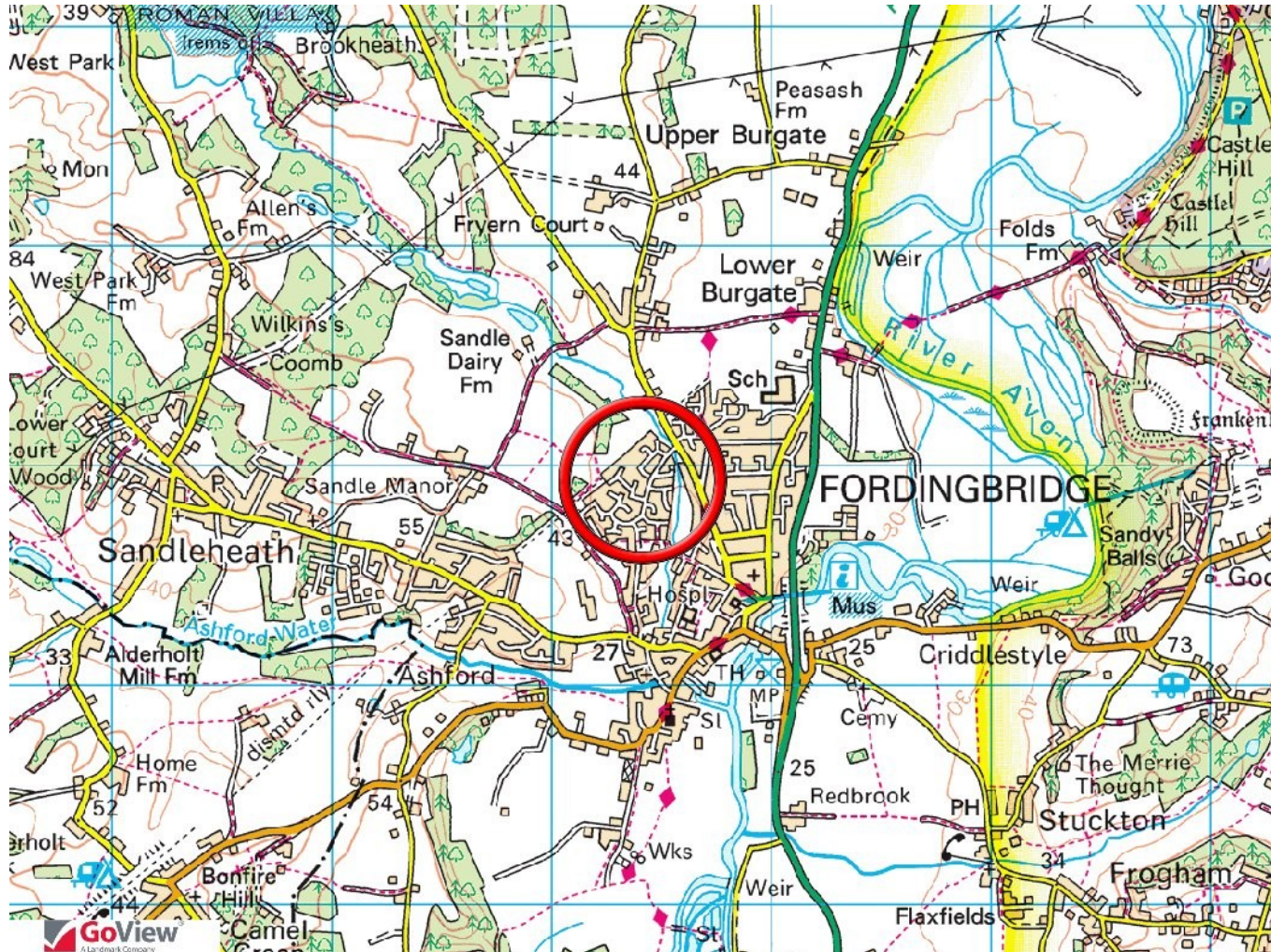


41 Allenwater Drive, Fordingbridge, Hampshire SP6 1RB



A well-presented semi-detached bungalow with an attractive west facing garden located in a quiet cul-de-sac.

Hall, sitting room, kitchen, 3 bedrooms and bathroom/WC. Attractive garden. Garage and parking. Upvc double glazing. Gas fired central heating. PV Panels. EPC band A.

Price: £325,000 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 enjoys a quiet convenient location within walking distance of the town, schools and main bus route.

To locate: From our office in Bridge Street turn left into the High Street and follow the road into Shaftesbury Street, turn right when reaching the fire station and continue to the end of Normandy Way. Turn left into Allenwater Drive.

The town of Fordingbridge provides excellent local facilities including a variety of independent shops and eateries, a building society, public library, medical centre and churches of various denominations. The Infant, Junior and Burgate Secondary School & Sixth Form Centre are located towards the northern edge of the town. Fordingbridge is well placed for easy access to a number of important centres with Salisbury some 11 miles, Ringwood & Bournemouth 7 & 18 miles respectively, all on the regular X3 bus service route, Southampton & the M27 connection at Cadnam about 19 & 8 miles. There are main line rail stations at Salisbury & Parkway (Eastleigh) for services to London Waterloo. The Town is close to the New Forest National Park boundary with access to riding, cycling and walking.

The property, built in the 1980s, comprises a semi-detached bungalow with a delightful garden offering a high degree of privacy. The property has been updated and very well maintained by the current owners and benefits from Upvc double glazing, gas fired central heating and PV panels with battery storage.

Upvc door to Hall: Laminate floor. Cloaks cupboard.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Space for electric oven with extractor over. Space for fridge/freezer. Space and plumbing for washing machine. Ceramic tiled floor with under floor heating.

Sitting room: Ceramic tile wood effect flooring with under floor heating. Radiator.

Bedroom 1: Fitted wardrobe. Radiator.

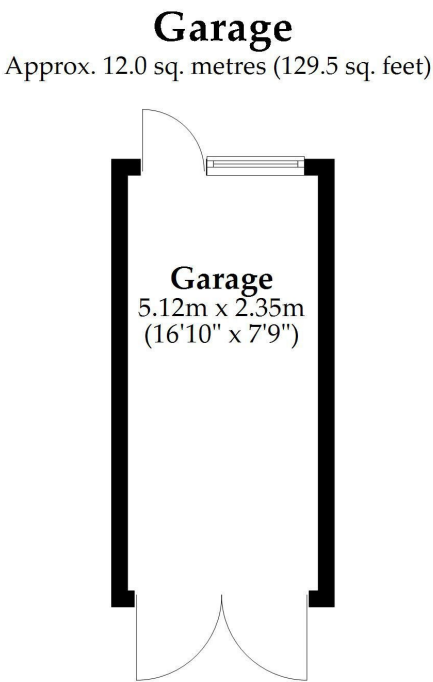
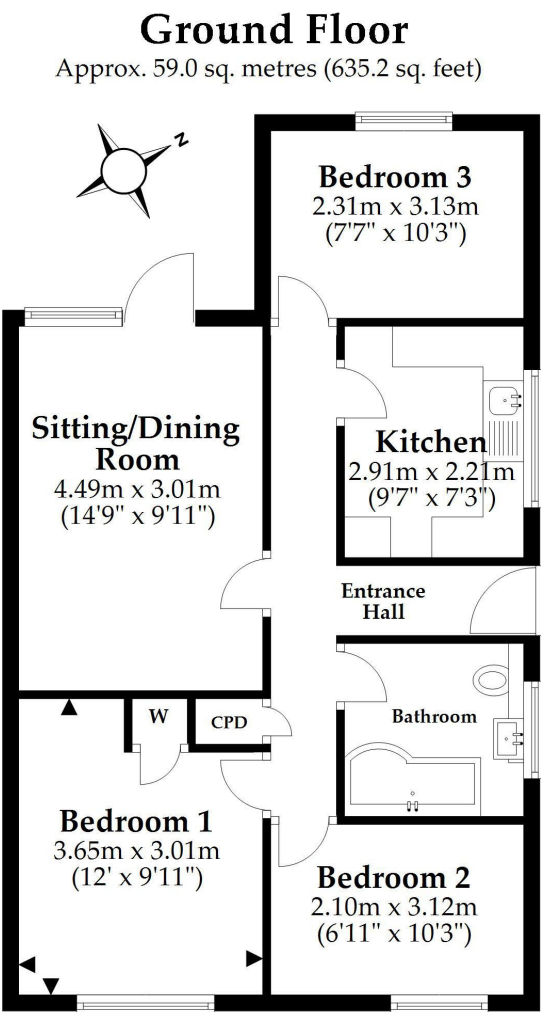
Bedroom 2: Radiator.

Bedroom 3 (currently used as a dining room): Radiator.

Bathroom: Built-in vanity unit with washbasin and WC. ‘P’ bath with shower screen. Heated towel rail.

Outside: The property is approached over a driveway providing parking for several vehicles and leading to a single garage with double doors and a personnel door to the garden. The front garden is laid mainly to lawn with planted borders.

The rear garden, which is west facing, has a generous patio area, ideal for alfresco dining, that is accessed from the sitting room. The remainder of the attractive garden is laid to lawn with established border planting, raised vegetable beds, 2 sheds and a useful gated side access.



Total area: approx. 71.0 sq. metres (764.7 sq. feet)

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

