

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: B Amount payable 2025/26: £1806.68

Services: Mains water, electricity, gas and drainage.

Location: The property enjoys a convenient location within a short walk of the town centre. The property is also within easy reach of open countryside, in particular the Avon Valley path.

To locate: From our office in Bridge Street, bear left into the High Street and then left into Provost Street.

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.

A mid-terrace cottage, built in 1955, of traditional cavity wall construction under a tiled roof. Now requiring modernisation and general updating throughout, well-located within a short walk of the town centre and local amenities.

Timber door to:

Sitting/dining room: Radiator. Stairs to first floor.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminate working surfaces. Space for cooker. Space and plumbing for washing machine. Space for fridge freezer. Radiator. Door to garden.

Stairs to first floor landing: Loft access.

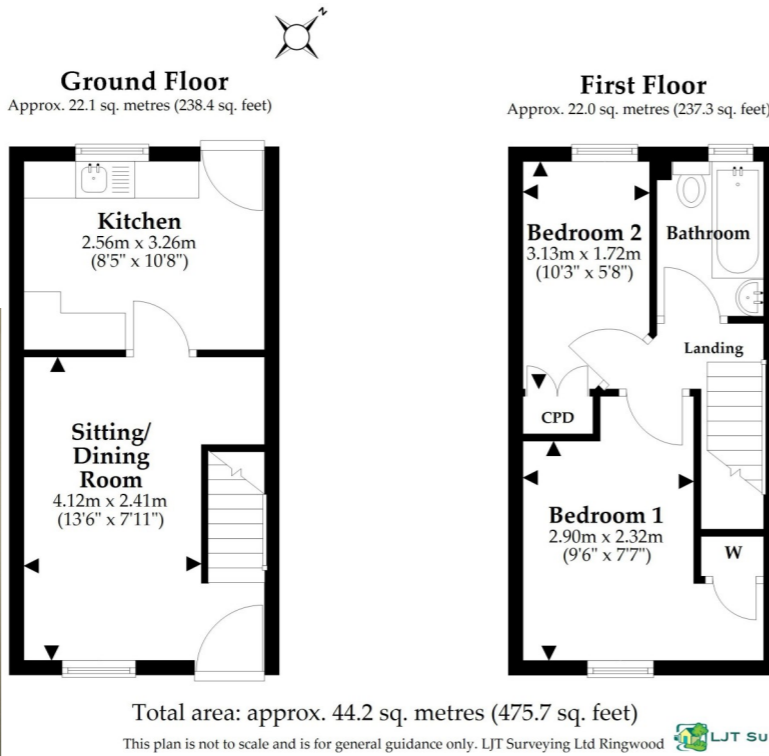
Bedroom 1: Built-in wardrobe. Radiator.

Bedroom 2: Built-in cupboard. Radiator.

Bathroom: Panelled bath with mains shower over. Pedestal washbasin. WC. Radiator.



Outside: The property has a paved and gravel rear garden with a gated pedestrian right of way over the other properties in the terrace to allow garden access. The garden has a pleasant outlook adjoining Sweatford Water to the rear. Please note there is no parking at the property and a parking clock can be purchased for the long stay car park for £230 a year.



Adw03447/6/25



50 Provost Street, Fordingbridge, Hampshire SP6 1AY



A mid terraced house in need of modernisation with garden adjoining Sweatford Water, conveniently located close to the town centre.

Sitting/dining room, kitchen, 2 bedrooms and bathroom/WC. Garden. Upvc double glazing. Gas fired central heating. EPC band D. No forward chain.

Price: **£190,000** Freehold
Viewing: Strictly by prior appointment through above sole agents.

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