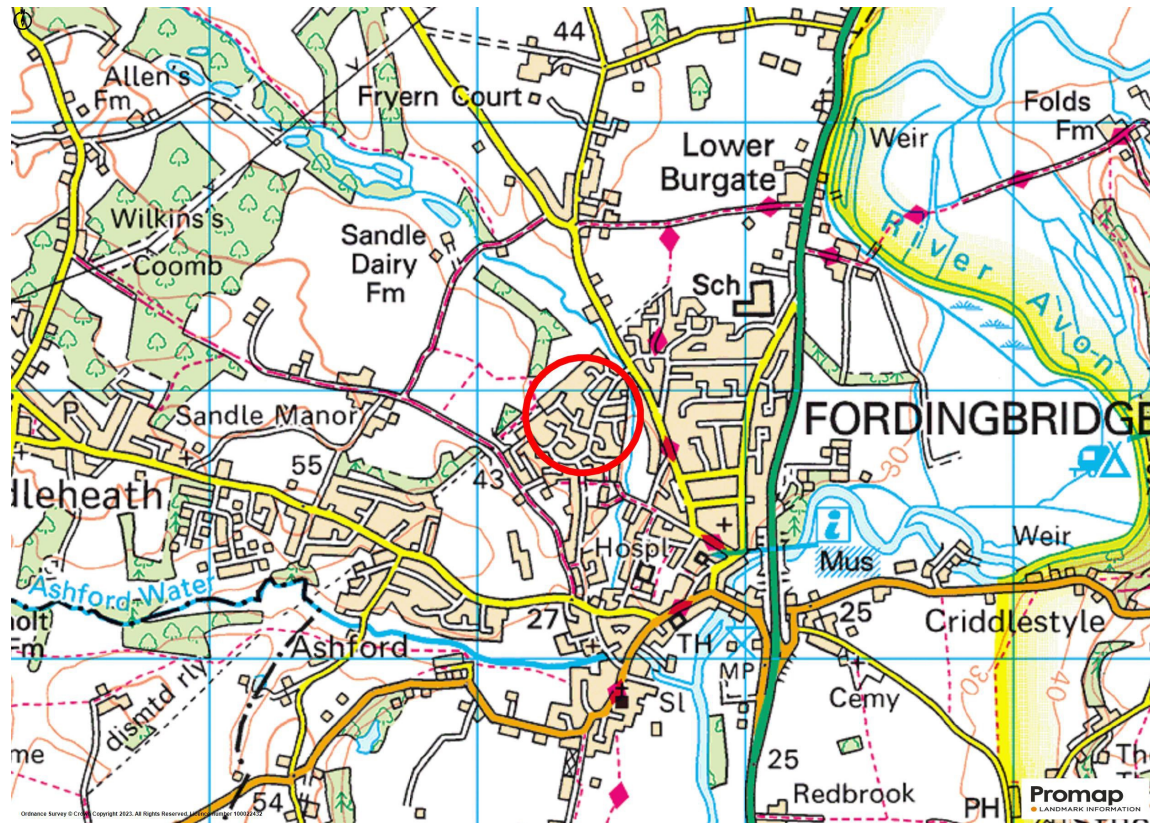


61 Avon Meade, Fordingbridge, Hampshire SP6 1QR



A recently updated semi-detached house in a popular cul-de-sac location.

Entrance hall, cloakroom/WC, sitting/dining room, newly fitted kitchen, 3 bedrooms and bathroom/WC. Enclosed garden. Parking. Garage. Gas fired central heating. Upvc double glazing. EPC band C.

Price: £340,000 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 in a popular and convenient quiet cul de sac within walking distance of schools and local amenities.

To locate: From our office in Bridge Street, turn left into the High Street and bear right into Shaftesbury Street. When reaching the fire station turn right into Normandy Way and continue to the next T-junction. Turn right into Parsonage Park Drive and continue for a further 100 yards or so before turning left into Avon Meade.

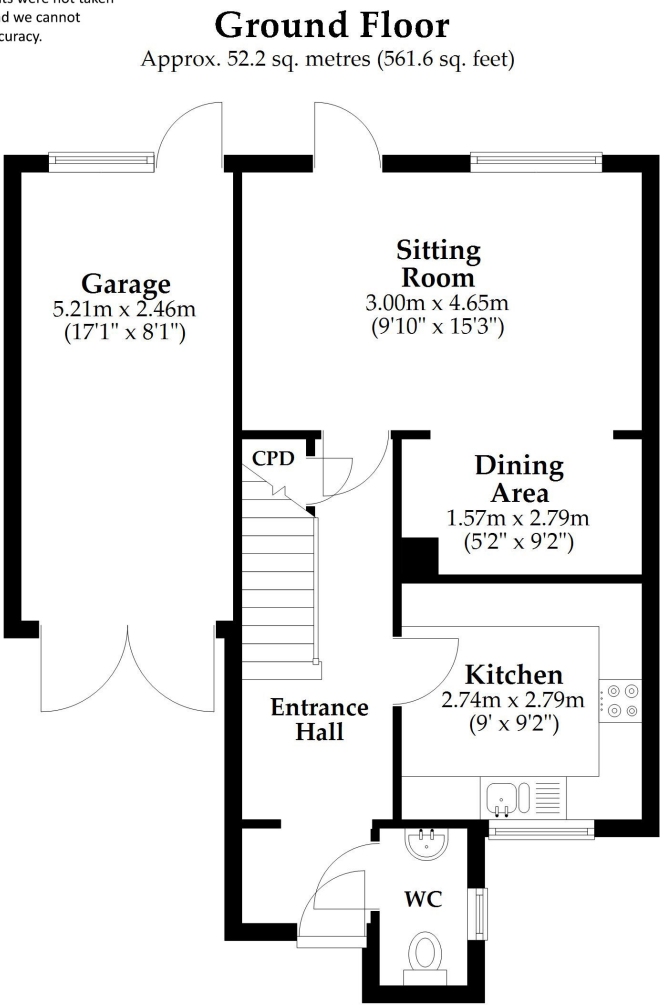
The Town offers a good selection of independent shops and eateries, a post office & supermarket together with a public library & medical centre. The Fordingbridge infant, junior schools & the Burgate secondary school & sixth form centre are located on the north side of the Town, within walking distance of Avon Meade. 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 excellent riding, cycling and walking.

Built in the 1980s, the property is of traditional cavity wall construction with brick elevations under an interlocking tiled roof. The property has been updated and improved during the current ownership including the recent installation of a new kitchen, new flooring and a modern bathroom.

Upvc door to:	Bedroom 1: Radiator.
Hall: Stairs to first floor. Under stairs storage cupboard. Radiator.	Bedroom 2: Radiator.
Cloakroom: Washbasin. WC.	Bedroom 3: Radiator.
Kitchen: Fitted with a range of base cupboards, drawers and wall units. Space for cooker with extractor over. Integrated fridge. Space and plumbing for washing machine. Laminate work surfaces. Polycarbonate sink. Opening to dining area.	Bathroom: Fully tiled with panelled bath with shower fittings. Vanity washbasin and WC. Heated towel rail.
Sitting /dining room: 2 radiators. Door to garden.	Outside: The property is approached from Avon Meade over a private driveway providing parking for 2 vehicles and leading to a single garage which houses the gas fired boiler. The attractive enclosed rear garden offers a good degree of privacy with a patio accessed from the sitting room. Garden shed.
Stairs from hall to first floor landing: Access to roof space.	



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



Total area: approx. 88.0 sq. metres (946.9 sq. feet)

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

First Floor
Approx. 35.8 sq. metres (385.3 sq. feet)

