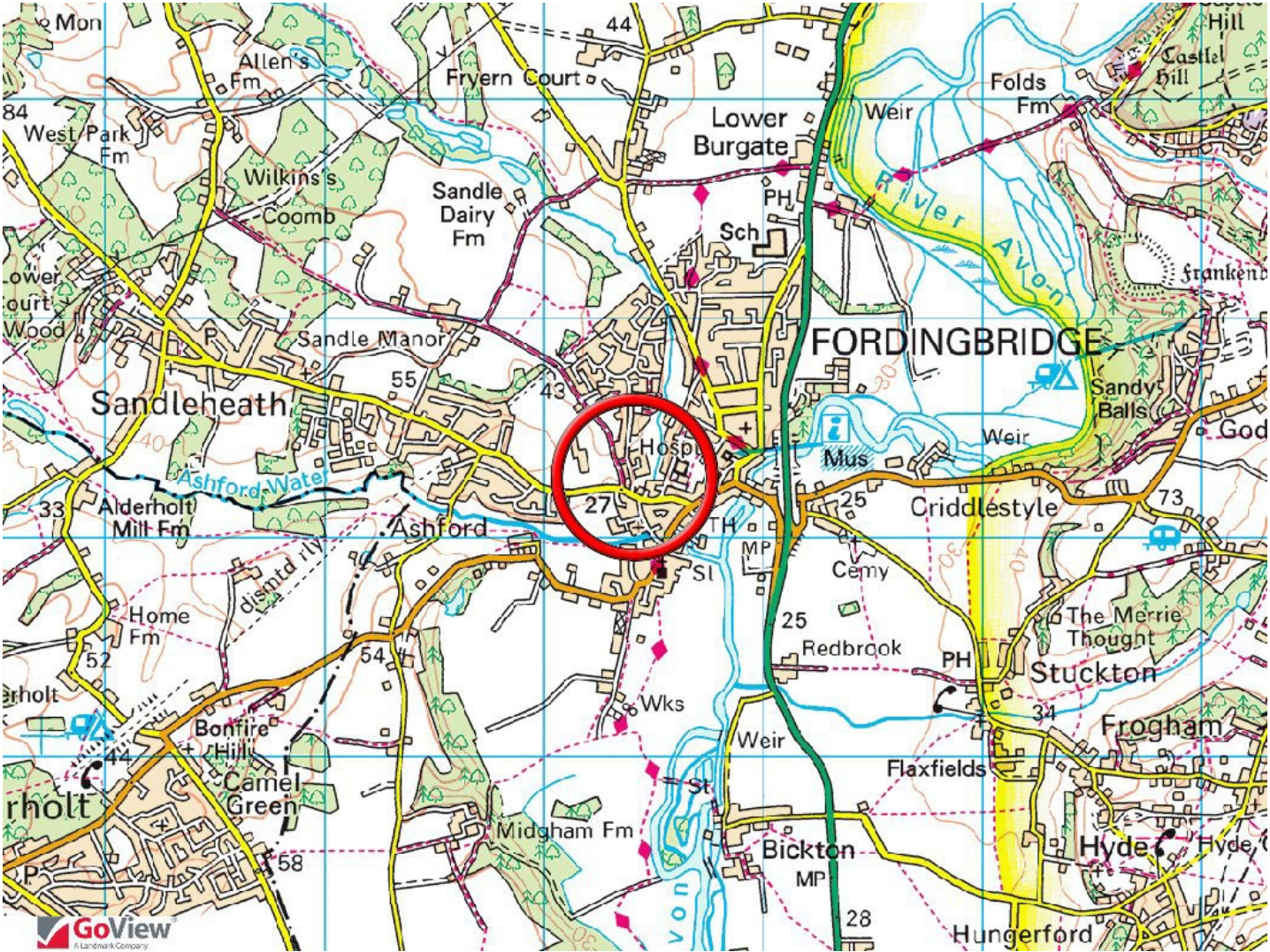


2 Normandy Way, Fordingbridge, Hampshire SP6 1NW



Located in a quiet cul-de-sac and backing onto light woodland, a family home in a convenient position close to town and schools.

Hall, cloakroom/WC, sitting/dining room, kitchen, 4 bedrooms, en-suite shower room/WC and family bathroom/WC. Garage and parking. . Southeast facing secluded garden. Double glazing. Gas fired central heating. EPC band C. No forward chain.

Price £475,000 Freehold.

Viewing: Strictly by prior appointment with 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 banding: E Rate payable : 2025/26: £2839.06

Services: Mains water, electricity, gas & drainage.

Location: The property is located in a popular and position with easy access for country walks yet within walking distance of the town centre, local schools and main bus route.

To locate: From our office in Bridge Street, turn left into the High Street and bear right into Shaftesbury Street. Opposite the Fire station turn right into Normandy Way and third right into the cul-de-sac (numbers 2-14).

Fordingbridge provides excellent local facilities including a variety of independent shops and eateries, a building society, post office, public library and churches of various denominations. The Burgate Secondary School & Sixth Form and Infant and Junior Schools are situated towards the northern outskirts of the town. The medical centre is located near the Avonway Community Centre adjacent to the central car park. The town, which lies conveniently to the west of the New Forest Park boundary, is within easy reach of a number of important centres with Salisbury some 11 miles to the north (where there is a mainline rail station to London Waterloo), Bournemouth and the south coast approximately 17 miles to the south, and Southampton about 18 miles to the south east. Jct 1 of the M27 can be reached at Cadnam, some 9 miles via the B3078. There is a frequent X3 bus service between Salisbury & Bournemouth stopping at Fordingbridge & Ringwood.

Built in the 1980s, the property is of traditional cavity wall construction with brick elevations under an interlocking tiled roof. The property has been well maintained, however now offers scope for cosmetic updating. The property enjoys a peaceful, secluded position backing onto an area of protected light woodland.

Canopy porch and timber front door to:

Bedroom 2: Radiator.

Hall: Under stairs cupboard. Radiator. Stairs to first floor.

Bedroom 3: Radiator.

Cloakroom: WC. Washbasin. Radiator.

Bedroom 4: Radiator.

Kitchen: Fitted with a range of base cupboards, drawers and wall units with a central island unit. Laminate work surfaces. Space and plumbing for a washing machine and dishwasher. Space for cooker with extractor hood over. Wall mounted gas fired boiler. Door to driveway.

Family bathroom: Panelled bath. WC. Washbasin. Radiator.

Sitting room: Adams style fireplace with fitted gas fire. Radiator. Door to garden. Open to;

Outside: To the front of the property there is parking for 1 vehicle leading to the single garage with up and over door and door to the garden. The sloping garden offers a high degree of privacy. Mainly laid to lawn with a circular patio area, mature planting and a woodland backdrop, perfect for those with an interest in wildlife. A useful greenhouse is tucked away at the bottom of the garden.

Dining area: Radiator. Door to kitchen.

Stairs from hall to first floor landing: Double linen cupboard with lagged hot water cylinder. Loft access.

Bedroom 1: Built-in wardrobes. Radiator.

En-suite: Shower enclosure with mains shower fitted. WC. Washbasin. Radiator.

