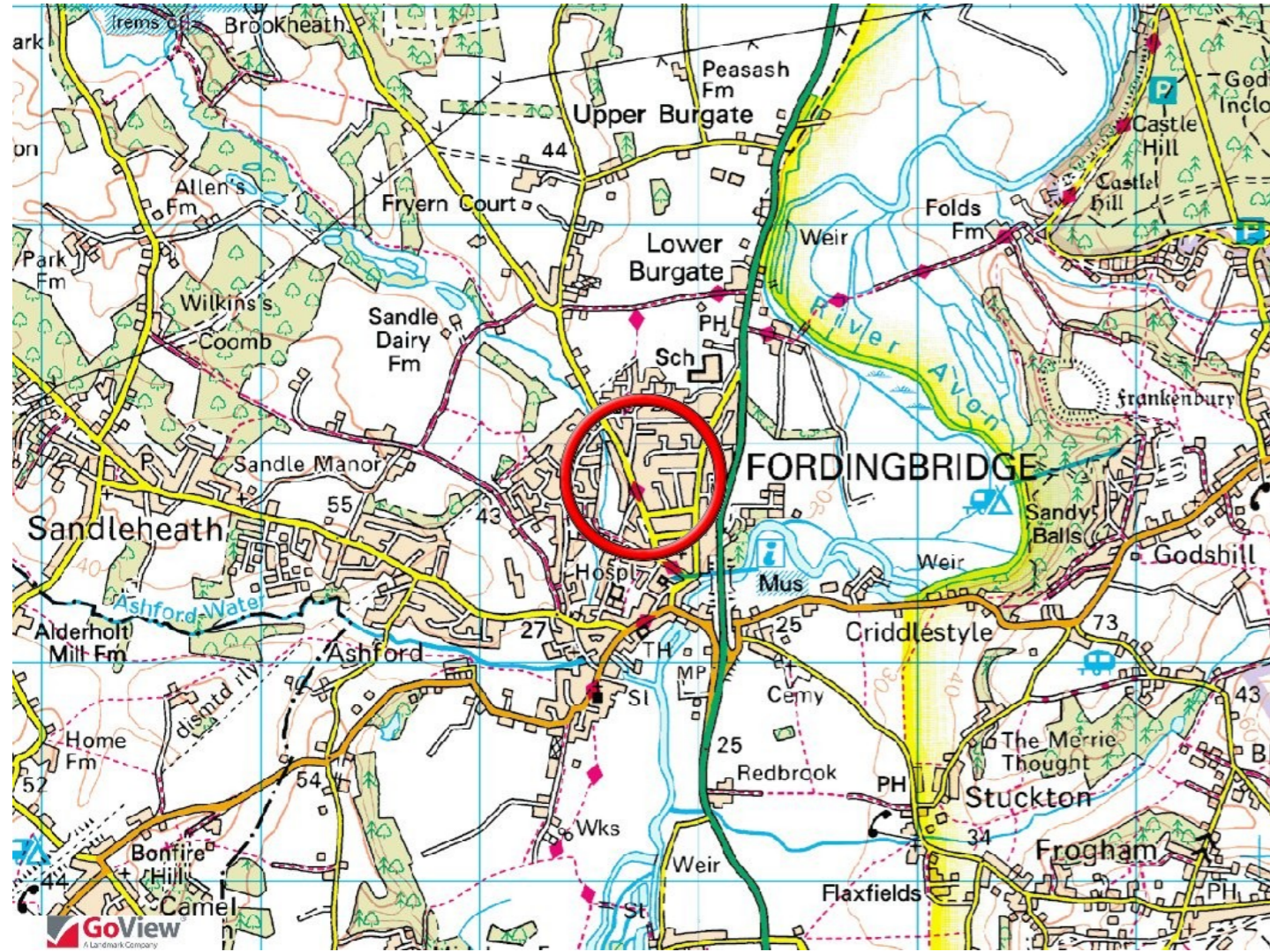


**12 Waverley Close, Fordingbridge, Hampshire SP6 1HS**



**A modern detached bungalow quietly and conveniently located within walking distance of local amenities and main bus route.**

Hall, sitting/dining room, kitchen, 2 double bedrooms and wet room/WC. Gas fired central heating. Upvc double glazing. Garden. Parking and garage. EPC band C. No forward chain.

**Price: £310,000 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](mailto:post@adriandowding.co.uk) [www.adriandowding.co.uk](http://www.adriandowding.co.uk)

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**Outgoings:** Council tax banding: C Rate payable : 2023/24: £1,881.93

**Services:** Mains water, electricity, gas & drainage.

**Location:** The property is located in a quiet and convenient position with easy access of the town centre, local schools and the main bus route.

**To locate:** From our office in Bridge Street, turn right at the mini-roundabout and then left into Green Lane after the Post Office. Continue until Green Lane meets Whitsbury Road, turn right into Pennys Lane and then right into Waverley Close.

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 Centre 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.

An attractive, modern bungalow built in 2005 of traditional cavity wall construction with facing brick elevations under and tiled roof. Updated by the current owner with replacement Upvc double glazing, gas fired boiler and most recently a newly fitted wet room. The light and airy accommodation is well-arranged as follows;

**Upvc front door to:**

**Hall:** Radiator. Loft access. Linen cupboard with pressurised water cylinder and shelves.

**Kitchen:** Fitted with a range of base cupboards, drawers and wall units. Laminated work surfaces. Integrated fridge, freezer, washing machine and electric oven. Gas hob with extractor over. Stainless steel sink. Gas fired boiler. Radiator.

**L shaped sitting/dining room:** 2 radiators. Door to patio and garden.

**Bedroom 1:** Fitted mirror fronted wardrobes. Radiator.

**Bedroom 2:** Radiator.

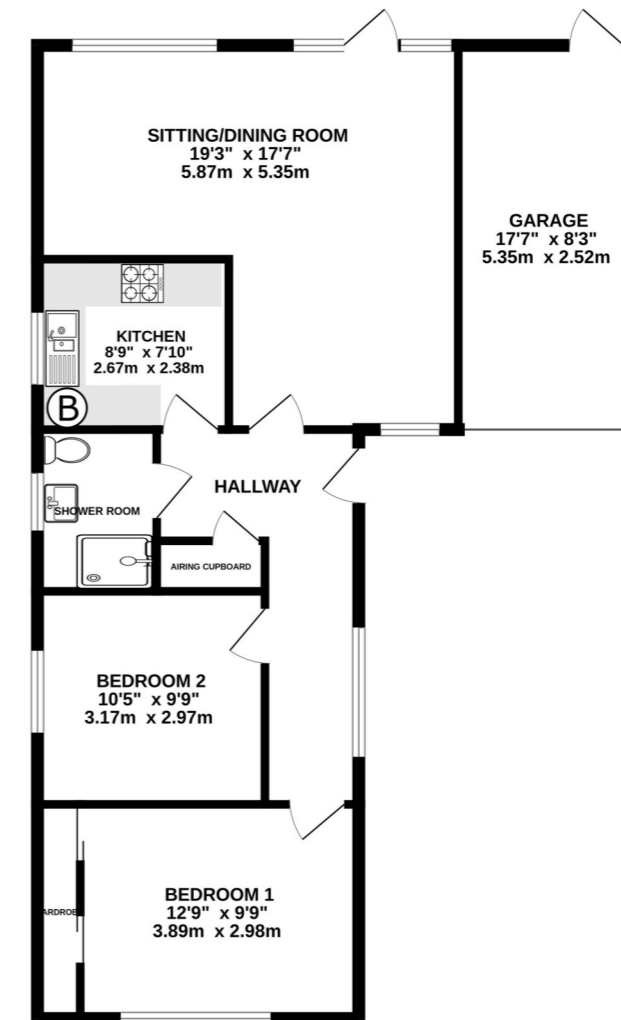
**Shower/wet room:** Fully tiled with walk-in mains shower with glazed screen. Washbasin. WC. Heated towel rail.

**Outside:** The property is approached over a private driveway providing parking for 2 cars and leading to a single garage with up and over door and rear door to garden, power and light.

The small but established garden has been thoughtfully planted with established shrubs and climbers providing a good degree of privacy, a patio adjoins the sitting room perfect for alfresco dining.



GROUND FLOOR  
880 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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