



Caspars Way, Fordingbridge

£325,000


MARTIN & CO

Caspars Way,
Fordingbridge
Hampshire
SP6 1FP

- 2 Double Bedroom Semi - Detached House
- 7 Years Remaining On The NHBC Warranty
- Open Plan Lounge/Diner/Kitchen
- Ideal For First Time Buyer
- Investment Opportunity
- Garden Room / Home Office
- Parking For 2/3 Cars
- Ground Floor WC
- Enclosed Rear Garden
- Walking Distance To Newly Refurbished The Moody Cow Cafe/Bar



Introducing this modern contemporary 2-bedroom semi-detached home, proudly presented by Martin & Co. With 7 years remaining on the NHBC warranty, this property is only 3 years old. It is in impeccable condition, making it an ideal choice for first-time buyers or investors looking for a low maintenance investment. The home has parking space for 2/3 cars, convenience meets comfort from the moment you step inside.

Upon entry, you're greeted by a welcoming hallway featuring a convenient ground floor WC. The lounge/diner, located at the rear has great access to the rear garden and an understair storage cupboard. The modern kitchen, positioned at the front, is equipped with an electric oven, gas hob, extractor, and ample space for essential appliances such as a fridge/freezer and washing machine.

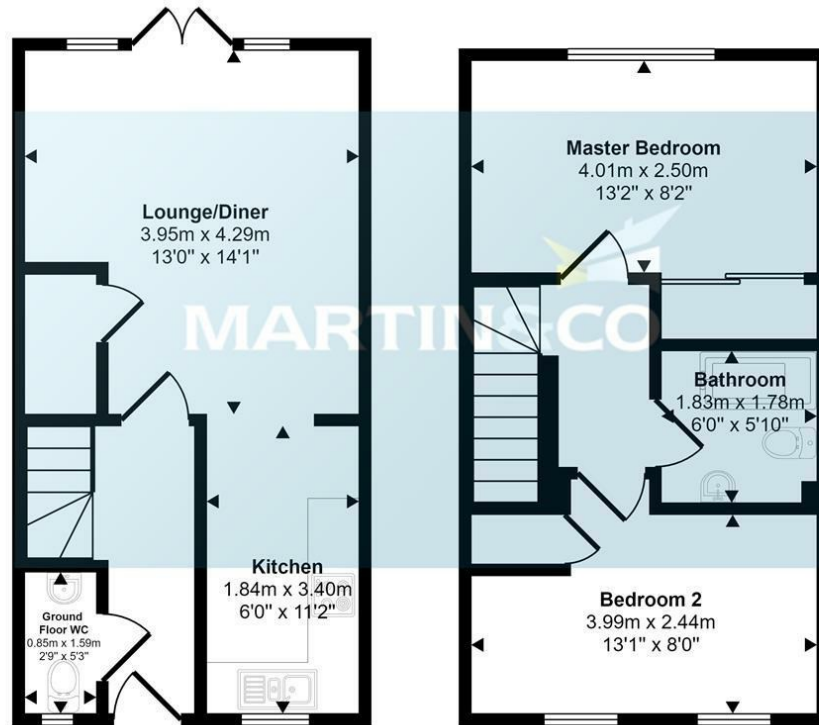
Ascending to the first floor, you'll find a generously sized master bedroom complete with fitted wardrobes, providing lots of storage solutions. Bedroom 2 mirrors this comfort, offering additional storage space and versatility for wardrobes or a designated desk area. The fully tiled bathroom features a shower over bath, WC, and hand wash basin, ensuring both style and functionality.

Outside, the rear garden offers a delightful retreat with a patio area and lawn bordered by flower boarders. A highlight of this outdoor space is the garden room, boasting power, lighting, and underfloor heating, a versatile space perfect for a home office or creative studio.

Don't miss the opportunity to experience this modern property firsthand. Contact our dedicated sales team today to arrange a viewing and make this house your home.



Approx Gross Internal Area
62 sq m / 668 sq ft



Ground Floor
Approx 31 sq m / 334 sq ft

First Floor
Approx 31 sq m / 334 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

