



Wilton Close, Fordingbridge

£1,500


MARTIN & CO

Wilton Close, Fordingbridge

Date Available: 31st May 2024

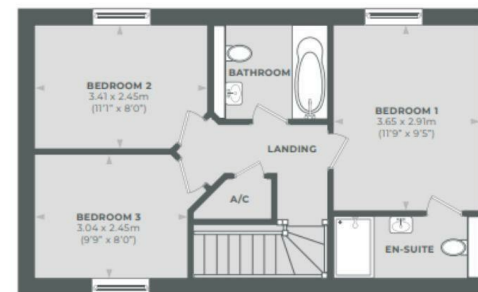
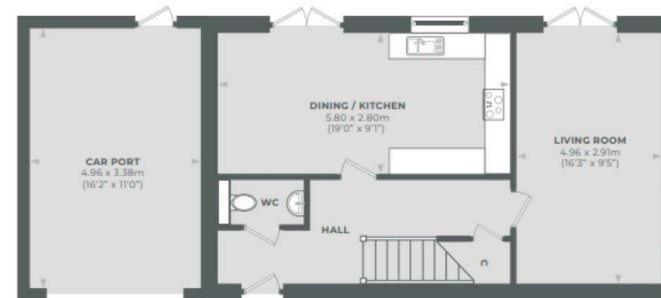
Deposit: £1,730

Unfurnished

Council Tax Band: New Build

- New Build 3 Bedroom House
- Air Source Heat Pump
- EPC Rating B
- Stunning Fully Fitted Kitchen
- Enclosed Rear Garden With Bike Store
- En Suite To Master Bedroom
- Garage Parking Plus Addition Parking Space
- Long Term Let
- Available Beginning June
- Walking Distance To Fordingbridge Town Centre

Martin & Co are proud to present this beautiful 3 bedroom house located in the heart of Fordingbridge Town Centre. This home has recently been completed and benefits from a stunning kitchen/ diner, en suite to master, an enclosed rear garden and an open front garage with extra parking space. The property has the added benefit of an air source heat pump giving the property an amazing EPC rating of B. Contact the lettings team now to arrange your viewing.



AREA	SQUARE FEET
Dining/Kitchen	19' 0" x 9' 1"
Living Room	16' 3" x 9' 5"
Bedroom One	11' 9" x 9' 5"
Bedroom Two	11' 1" x 8' 0"
Bedroom Three	9' 9" x 8' 0"

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

