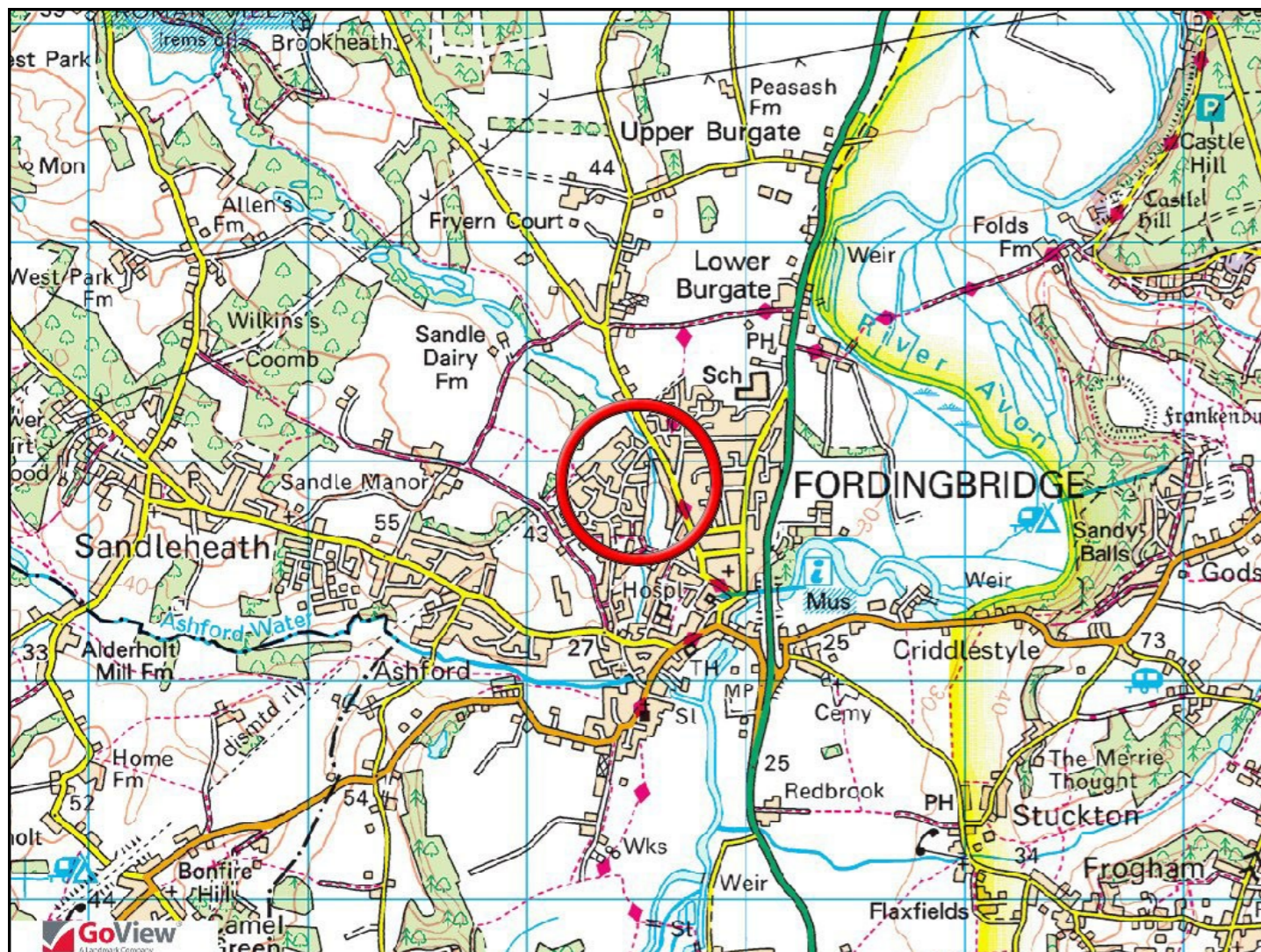


10 Willow Avenue, Fordingbridge, Hampshire SP6 1LH



**An updated and improved, detached bungalow conveniently located within a popular residential area close to local amenities, schools and the main bus route.**

Hall, family living/kitchen/dining room, conservatory, 3 bedrooms, shower room and cloakroom/WC. Corner plot with generous garden. Parking and double garage. Gas fired central heating. Upvc double glazing. EPC band C. Vendor suited.

**Guide Price: £440,000 Freehold**

Viewing: Strictly by prior appointment through above sole agents.

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: D Amount payable 2026/27: £2,449.19

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

**Location:** The property is located in a quiet residential area, within walking distance of local amenities, schools and the main bus route.

**To locate:** From our office in Bridge Street turn right at the mini roundabout, after a short distance turn left into Green Lane (Just past the Post Office) continue on Green Lane which turns into Whitsbury Road. After approximately half a mile turn left into Parsonage Park Drive then second left into Willow Avenue.

Fordingbridge provides excellent local facilities with a variety of independent shops, a building society, medical centre, public library and churches of various denominations. The infant, junior and Burgate Secondary School & Sixth Form Centre are located on the northern outskirts of the town.

The town lies to the west of the New Forest National Park boundary and is convenient for access to a number of important centres. Salisbury is 11 miles to the north, where there is a mainline rail station connecting the south-west and London (Waterloo). Ringwood and Bournemouth are some 6 and 17 miles respectively to the south, whilst Southampton is approximately 20 miles to the south east. Junction 1 of the M27 is accessed at Cadnam, about 10 miles via the B3078.

The property comprises a modern detached bungalow, built in the 1970s, with brick elevations under a tiled roof that has been updated and improved by the current owners including the installation of a new kitchen, shower room, cloakroom/WC and the addition of a solid roof to the conservatory making it useable year round.

**Enclosed entrance porch:**

**Hall:** Radiator. Loft access.

**Sitting/dining room:** 3 radiators. Sliding patio door to conservatory.

**Kitchen:** Recently re-fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Ceramic sink. Double electric ovens and microwave, 5 burner gas hob with extractor over.

**Conservatory:** Upvc construction with a solid roof and 2 doors to garden. Built-in unit with plumbing for washing machine and space for dryer.

**Bedroom 1:** Radiator.

**Bedroom 2:** Radiator.

**Bedroom 3:** Radiator.

**Shower room:** Shower enclosure with electric shower fitted. Vanity washbasin. Heated towel rail.

**Cloakroom:** WC. Washbasin. Heated towel rail.

**Outside:**

Driveway leading to **double garage** with power and light.

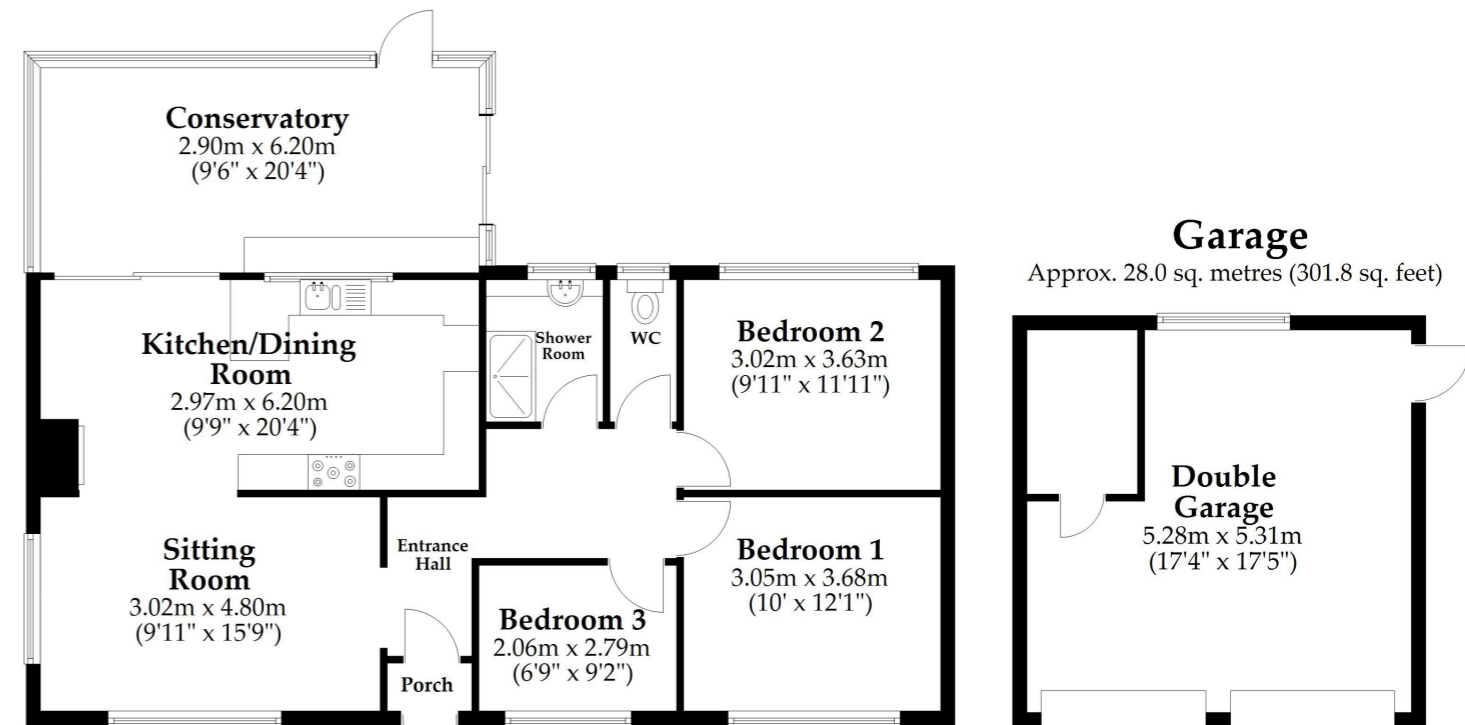
The well maintained gardens to the front and rear are mainly laid to lawn with established hedging and attractive planted borders. A south facing patio area is accessed from the conservatory.



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

## Ground Floor

Approx. 96.5 sq. metres (1038.8 sq. feet)



Main area: Approx. 96.5 sq. metres (1038.8 sq. feet)  
Plus garages, approx. 28.0 sq. metres (301.8 sq. feet)

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

