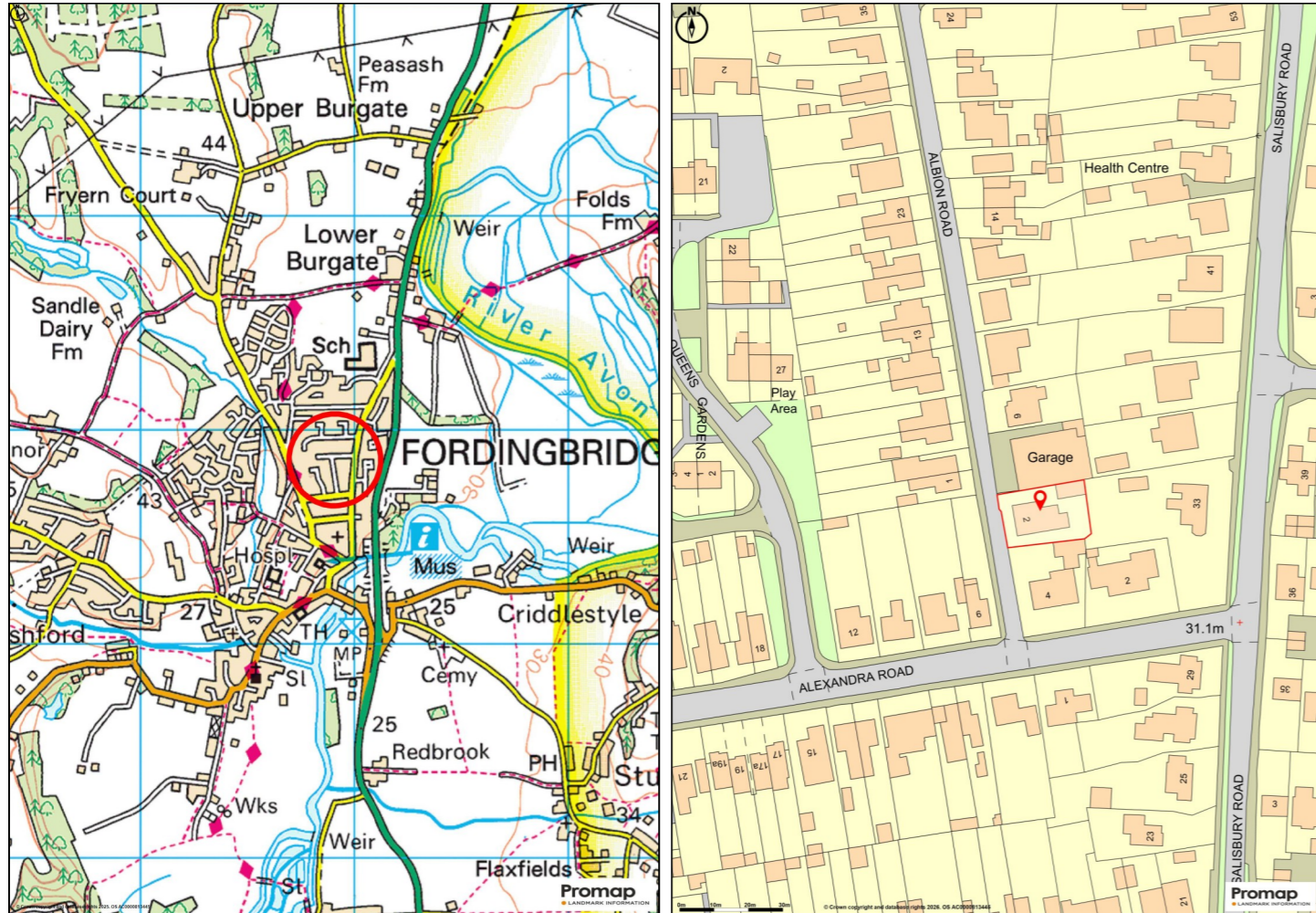


### 2 Albion Road, Fordingbridge, Hampshire SP6 1EL



**A detached bungalow with scope to update located in a convenient position close to local amenities and the main bus route.**

Porch, hall, sitting room, kitchen/dining room, rear porch with walk-in pantry, cloakroom/WC, 2 double bedrooms and bathroom/WC. Parking and brick built garage. Garden. Gas fired central heating. Upvc double glazing. EPC band D. No forward chain.

**Price: £320,000 Freehold**

Viewing: Strictly by prior appointment through 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)

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: C Amount payable 2025/26: £2064.77

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

**Location:** The property is located in a popular road within easy reach of the town, schools and main bus route.

**To locate:** From our office in Bridge Street turn right into Salisbury Street which leads into Salisbury Road, take the fourth turn on the left into Albion Road.

Fordingbridge provides a good selection of day-to-day facilities including a variety of independent shops and eateries, a building society, public library and churches of various denominations. The medical complex and Avonway community centre are located close to the central car park with Infant & Junior schools and the Burgate Secondary School & Sixth Form located towards to the northern outskirts of the Town.

The town is within a short distance of the New Forest National Park boundary and within easy reach of a number of important centres with Salisbury 11 miles to the north (where there is a mainline rail station for London Waterloo), Bournemouth and Southampton are some 17 and 20 miles respectively and Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3078.

Built in the 1960s of traditional cavity wall construction with brick elevations under a tiled roof the property would now benefit from general updating, with options to reconfigure or extend if desired (subject to planning).

**Glazed Upvc door to the enclosed porch leading to;**

**Entrance hall:** Radiator. Loft access.

**Sitting room:** Stone fireplace with multi fuel stove. 2 radiators.

**Kitchen/Dining room:** The kitchen area is fitted with a range of base and wall units with laminate work surfaces and a stainless steel sink. There is space for an under-counter fridge, a range cooker with extractor hood over, and space and plumbing for a washing machine. Wall mounted gas fired boiler. The kitchen is open plan to the living/dining area, with sliding patio doors to;

**Conservatory:** Upvc construction. Patio doors to garden.

Rear hall with walk-in pantry (potential utility room).

**Cloakroom:** Pedestal washbasin. WC. Radiator.

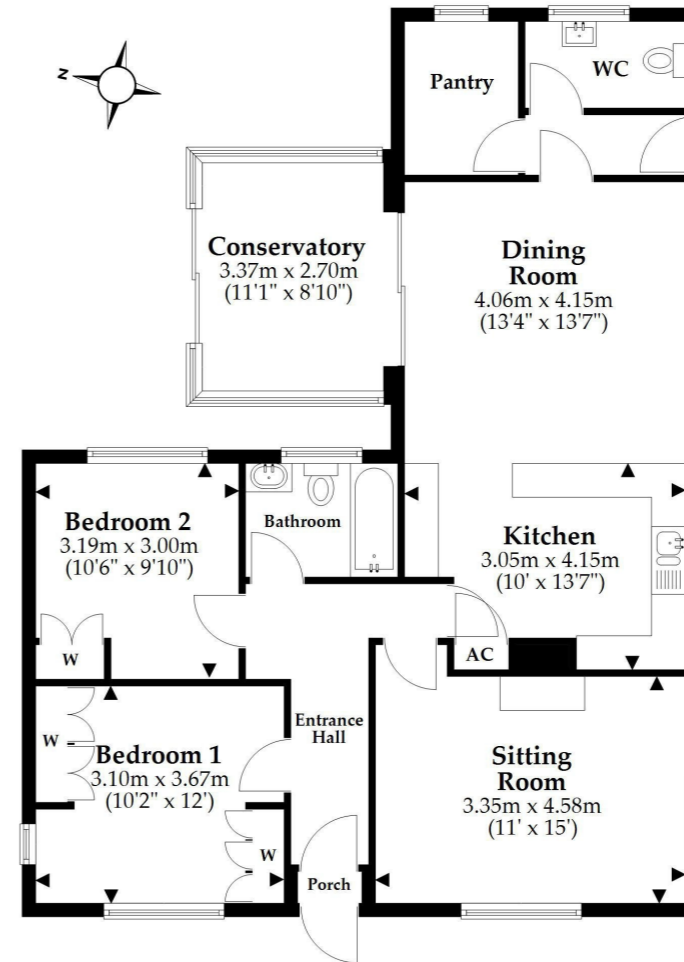
**Bedroom 1:** Built-in wardrobes. Radiator.

**Bedroom 2:** Radiator.

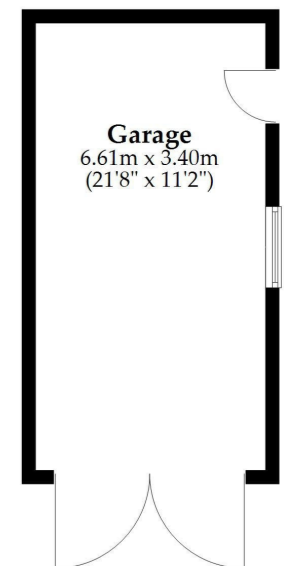
**Bathroom:** Panelled bath. Vanity washbasin. WC.



**Ground Floor**  
Approx. 99.4 sq. metres (1070.0 sq. feet)



**Garage**  
Approx. 22.5 sq. metres (241.9 sq. feet)



Total area: approx. 121.9 sq. metres (1311.9 sq. feet)

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

