

## 35 Mulberry Gardens, Fordingbridge, Hampshire SP6 1BP



**A spacious semi-detached house conveniently located within walking distance of the town centre.**

Enclosed porch, hall, sitting/dining room, kitchen, 3 double bedrooms and bathroom/WC. Enclosed rear garden. Gas fired central heating. Upvc double glazing. Garage and parking. EPC band D.

**Price: £360,000 Freehold**

Viewing: By arrangement with sole above 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 band: D Amount payable : 2026/27: £2449.19

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

**Location:** The property is conveniently located close to the centre of Fordingbridge.

To Locate: From our office in Bridge Street, proceed into the High Street and turn left into Provost Street. Continue past St Mary's Church and take the next turning right into Mulberry Gardens.

Fordingbridge provides a good selection of independent shops and eateries along with a building society, public library and churches of various denominations.

The medical centre is situated near the main car park and the local schools are just to the north of the town centre. These include the Infant and Junior schools in Pennys Lane and the Burgate Secondary School and Sixth Form. The town is convenient for access to a number of important centres with Salisbury some 11 miles to the north, Ringwood 6 miles to the south, Bournemouth and Poole approximately 17 miles, whilst Jct 1 of the M27 can be reached at Cadnam about 9 miles and the port of Southampton approximately 18 miles. There is a regular bus service between Fordingbridge and Salisbury/Bournemouth.

Built in the 1970s, the property comprises a semi-detached house of traditional construction with painted brick elevations under an interlocking tiled roof. The spacious accommodation has been updated in recent years including an updated kitchen, bathroom, oak internal doors, oak flooring on the ground floor and exposed stripped floorboards to the main bedroom and exposed floorboards.

**Enclosed porch:** Tiled flooring.

**Hall:** Radiator. Stairs to first floor.

**Sitting/dining room:** Oak flooring. Under stairs cupboard. French doors to garden.

**Kitchen:** Fitted with a range of base cupboards, drawers and wall units with laminate work surfaces. Integrated fridge and freezer. Range cooker with double ovens and gas hob with extractor hood over. Space and plumbing for washing machine and slim line dishwasher. Gas fired boiler (replaced 2025).

**Outside:** The property is approached over a blocked paved driveway leading to a single garage. With a front garden laid to lawn and side access to the enclosed, rear garden which offers a good degree of privacy with a patio accessed from the sitting room and the remainder of the garden laid mainly to lawn.

**Stairs from hall to first floor landing:**

**Bedroom 1:** Fitted wardrobes. Exposed Floorboards. Radiator.

**Bedroom 2:** Fitted wardrobes. Radiator.

**Bedroom 3:** Radiator.

**Bathroom:** Double ended bath. Walk-in shower with rain shower fitted. Pedestal washbasin.



Total area: approx. 103.5 sq. metres (1113.9 sq. feet)

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

