



Victoria Gardens, FORDINGBRIDGE SP6 1DJ

fox & sons

welcome to

Victoria Gardens, FORDINGBRIDGE

An exceptional chance to secure a generously proportioned family residence, tucked away in one of Fordingbridges' most sought-after cul-de-sacs. Boasting a beautifully landscaped 70-foot rear garden, 1948-sqft of living space, extensive off-road parking, and the added benefit of no onward chain.

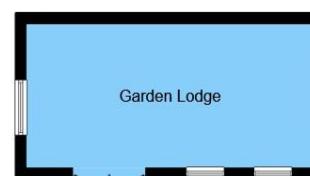




Ground Floor



First Floor



Outbuilding

Porch

Cloakroom

5' 11" x 4' 6" (1.80m x 1.37m)

Dining Room

20' 10" x 12' 3" (6.35m x 3.73m)

Sitting Room

20' 9" x 13' 1" (6.32m x 3.99m)

Kitchen/ Breakfast/ Day Room

21' x 11' 11" (6.40m x 3.63m)

Kitchen/ Utility

12' 3" x 10' 2" (3.73m x 3.10m)

Snug/ Office/ Bedroom 5

16' 9" x 8' 8" (5.11m x 2.64m)

Bedroom 1

13' 2" x 12' (4.01m x 3.66m)

Bedroom 2

13' 2" x 9' 6" (4.01m x 2.90m)

Bedroom 3

12' 8" x 8' 11" (3.86m x 2.72m)

Storage

Bedroom 4

11' 7" x 7' 5" (3.53m x 2.26m)

Bathroom

9' 11" x 8' 10" (3.02m x 2.69m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Victoria Gardens, FORDINGBRIDGE

- Stunning open-plan kitchen/living space with lantern skylight and twin bi-fold doors to the garden
- Flexible layout with up to five bedrooms and multiple reception areas
- Luxurious four-piece family bathroom, plus cloakroom and utility room
- Landscaped rear garden with tranquil seating zones and a 5.7m timber garden lodge

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£550,000



view this property online fox-and-sons.co.uk/Property/FDB104984

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
FDB104984 - 0006



01425 652121



fordingbridge@fox-and-sons.co.uk



8 Salisbury Street, FORDINGBRIDGE,
Hampshire, SP6 1AF



fox-and-sons.co.uk