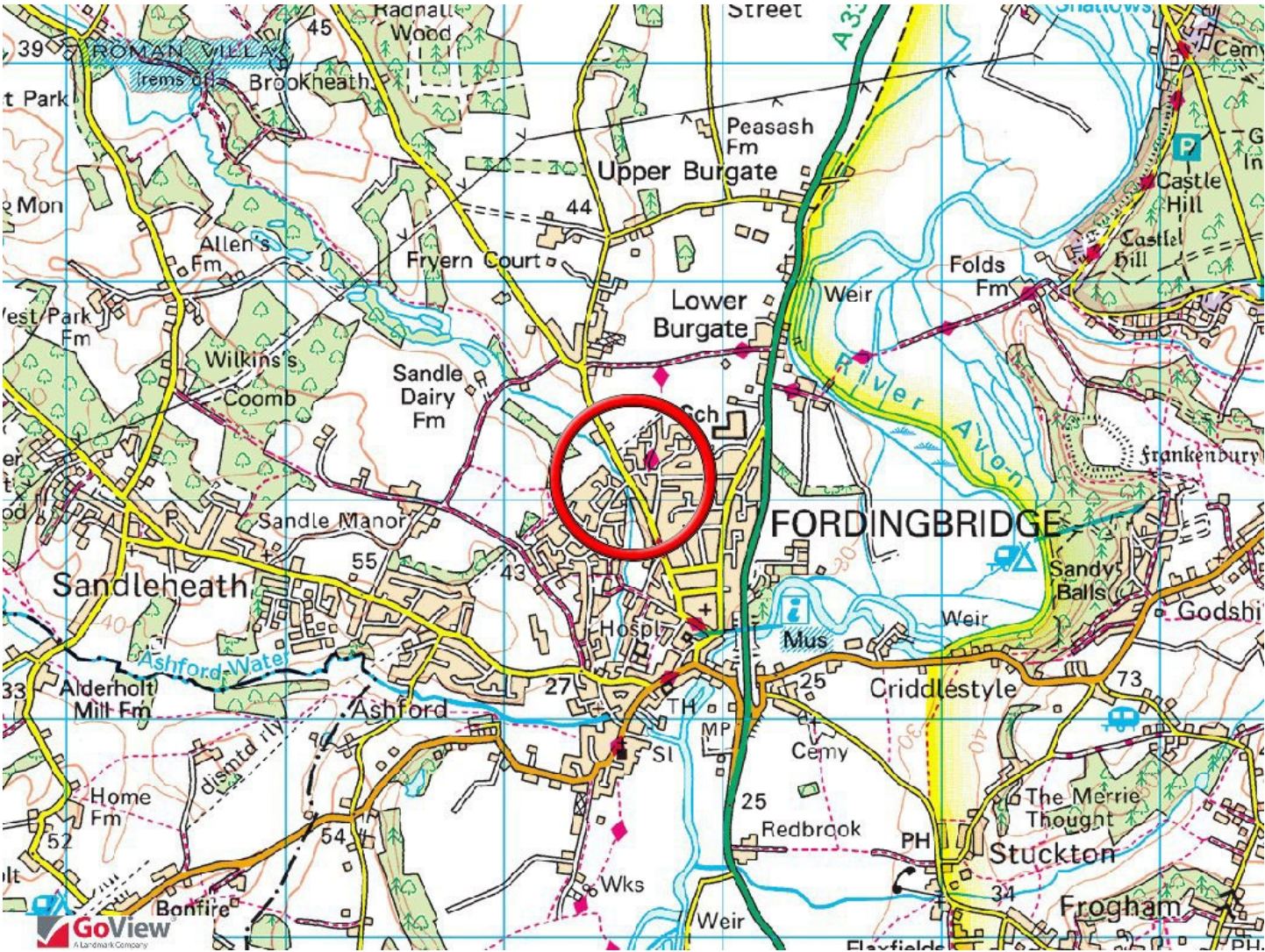


10 Merton Close, Fordingbridge, Hampshire SP6 1HB



A well-presented 3 bedroom detached bungalow in a popular, quiet cul-de-sac location.

Hall, sitting room, kitchen/dining room, 3 bedrooms and bathroom room/WC. Upvc double glazing. Gas fired central heating. Generous garden. Garage. Parking. EPC band D. No forward chain.

Price: £365,000 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 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 D Amount payable 2026/27: £2449.19

Services: Mains water, electricity, gas and drainage.

Location: The property is located on the edge of the Town within walking distance of the Town centre, bus route and local schools.

To locate: From our office in Bridge Street, bear right into Salisbury Street and after a short distance, just past the Post Office, turn left into Green Lane. Continue bearing right into Whitsbury Road. After approximately 0.5 mile take the third turning on right into Burnham Road then right into Merton Close.

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 carpark 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 18 miles respectively and Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3078.

Built in the 1970s of traditional cavity wall construction under an interlocking tiled roof the bungalow has been well -maintained while offering scope to alter/extend if desired and benefitting from a generous south facing garden.

Upvc entrance door with sidelights to:

Hall: Cloaks cupboard with gas fired boiler.

Sitting room: Stone fireplace. Radiator.

Kitchen: Fitted with a range of base cupboards and wall units with laminate work surfaces. Electric oven. 4 burner gas hob and extractor over. Ceramic sink. Spaces for washing machine and under counter fridge. Door to driveway.

Bedroom 1: Radiator.

Bedroom 2: Radiator. French doors to garden.

Bedroom 3: Radiator.

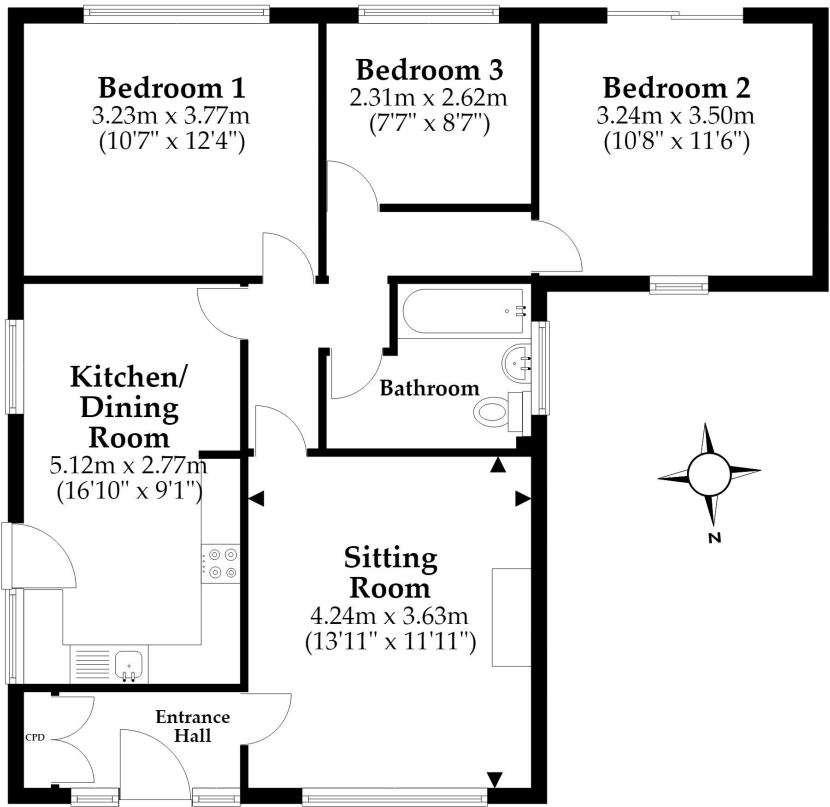
Bathroom: Fully tiled with panelled bath and shower over. Pedestal washbasin. WC. Radiator.

Outside: The property is approached over a driveway leading to the single garage with power and light. The front garden gravelled for ease of maintenance, side access to the rear garden which is laid mainly to lawn with a patio area adjoining the property and a timber garden shed.



Ground Floor

Approx. 75.1 sq. metres (808.8 sq. feet)



Main area: Approx. 75.1 sq. metres (808.8 sq. feet)

Plus garages, approx. 14.0 sq. metres (150.3 sq. feet)

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

Garage

Approx. 14.0 sq. metres (150.3 sq. feet)

