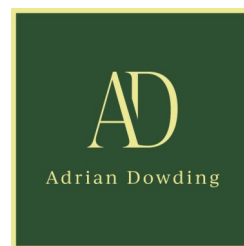


Adw03517/8/26



58 Church Street, Fordingbridge, Hampshire SP6 1BE



A semi-detached bungalow with scope to further update, located in a secluded position within easy reach of local amenities and the main bus route.

Hall, living room, kitchen/dining room, 3 double bedrooms, bathroom/WC and cloakroom/WC. Garden. Garage and parking. Gas fired central heating. Upvc double glazing. . EPC band D. No forward chain.

Price: £325,000 Freehold

Viewing: By arrangement with above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
Tel: 01425 655333 E-Mail: post@adriandowding.co.uk www.adriandowding.co.uk

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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: B Amount payable 2026/27: £1904.93

Services: Mains water, electricity, gas and drainage.

Location: The property is located in a secluded and convenient position close to St Marys Church and within easy reach of the town centre.

To locate: From our office in Bridge Street, turn left into the High Street proceed to the end of the High Street before turning left into Provost Street which leads into Church Street, the property is accessed from the church car park.

Fordingbridge provides good local facilities including a variety of independent shops and eateries, a building society, post office, public library and churches of various denominations. The Burgate Secondary School & Sixth Form Centre and Infant and Junior Schools are situated towards the northern outskirts of the town. The medical centre is located near the Avonway Community Centre adjacent to the central car park. The town, which lies conveniently to the west of the New Forest National Park boundary, is within easy reach of a number of important centres with Salisbury 11 miles to the north (where there is a mainline rail station to London Waterloo), Bournemouth and the south coast approximately 17 miles to the south, and Southampton about 18 miles to the south east. Jct 1 of the M27 can be reached at Cadnam, 9 miles via the B3078. There is a frequent X3 bus service between Salisbury & Bournemouth stopping at Fordingbridge & Ringwood.

The property comprises a traditionally built semi-detached bungalow with brick elevations under a composite slate roof. The property has been improved by the current owners while offering scope to update further.

Hall: Laminate floor. Radiator.

Sitting room: Stone fireplace. Radiator. Open to:

Kitchen/dining room: Fitted with a range of base cupboards, drawers and wall units. Cupboard housing gas fired boiler. Laminate work surfaces. Inset sink. Spaces for fridge/freezer, dishwasher and washing machine. Space for range cooker with extractor over. Dining area with lantern roof and French doors to front garden.

Bedroom 1: Linen cupboard with lagged hot water cylinder. Radiator.

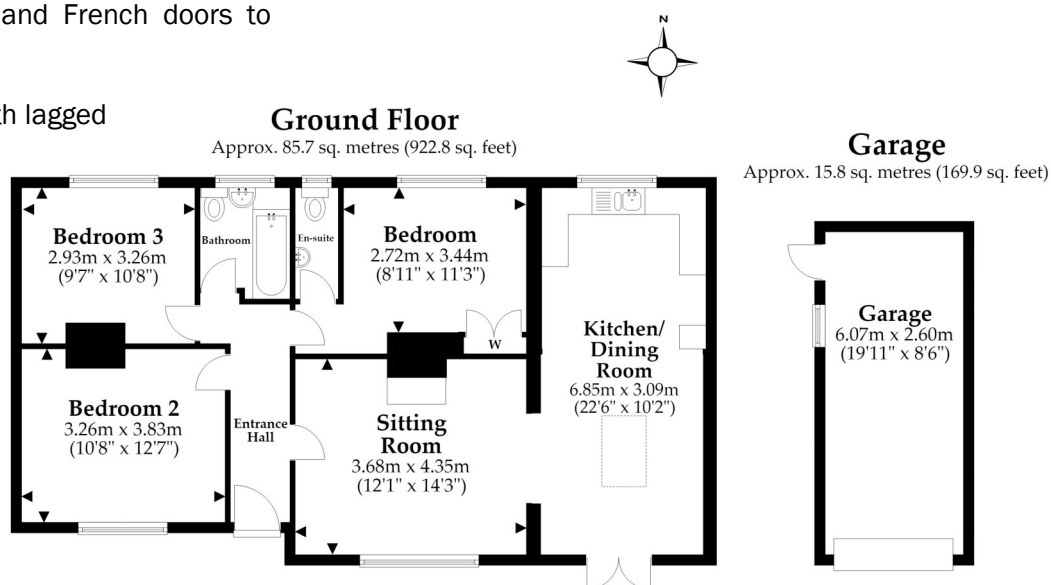
En-suite cloakroom: WC and washbasin.

Bedroom 2: Radiator.

Bedroom 3: Radiator.

Bathroom: Panelled bath with mains shower over. Pedestal washbasin. WC.

Outside: The property is approached through double gates to a driveway leading to a detached single garage. The garden is enclosed by established conifer hedging offering a high degree of privacy, with front and rear gardens laid mainly to lawn.



Main area: Approx. 85.7 sq. metres (922.8 sq. feet)
Plus garages, approx. 15.8 sq. metres (169.9 sq. feet)

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