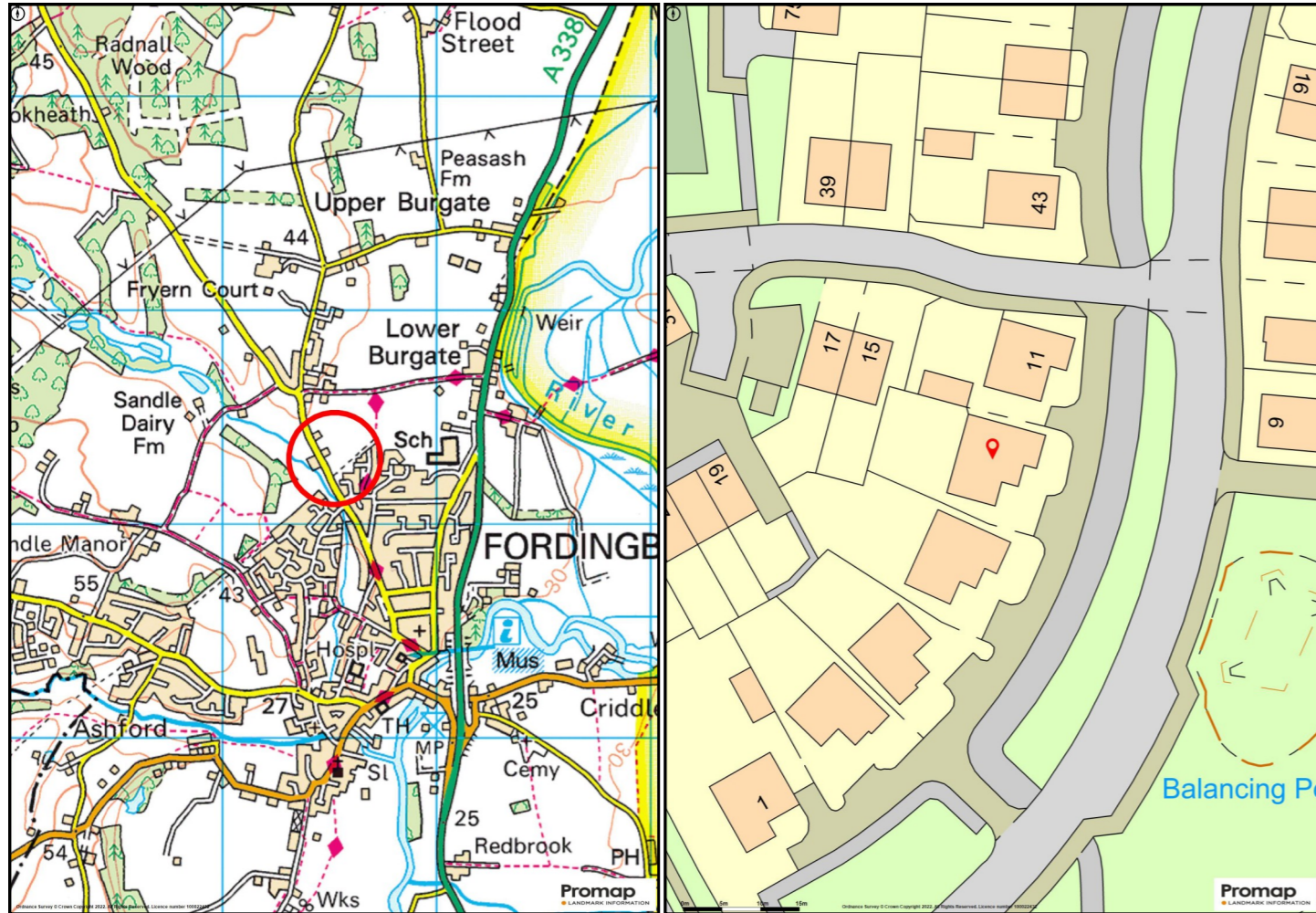


9 Augustus Avenue, Fordingbridge, Hampshire SP6 1FL



A modern and beautifully presented, family home with light and airy accommodation located conveniently for schools and local amenities.

Hall, cloakroom/WC, study, sitting room, kitchen and dining room. Principle bedroom with en-suite shower room/WC, 3 further bedrooms and family bathroom/WC. Landscaped garden. Garage. Parking. Upvc double glazing. Gas fired central heating. Remainder of builders guarantee. EPC band B. No forward chain.

Offers over: £485,000 Freehold

Viewing: Strictly by prior appointment 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

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 E Amount payable 2026/27 £2,993.45

Services: Mains water, electricity, gas and drainage.

Location: The property is situated in an attractive position overlooking open space to the front of the property and within easy reach of local amenities and schools.

To locate: From our office in Fordingbridge turn right into Salisbury Street, taking a left turn by the Post Office into Green Lane. Continue as Green Lane turns into Whitsbury Road and follow for approximately half a mile when Augustus Avenue will be found on the right hand side.

Fordingbridge provides excellent local facilities with a variety of independent shops, a building society, medical centre, public library and churches of various denominations. The infant, junior and Burgate Secondary School & Sixth Form Centre are located on the northern outskirts of the town, a short walk from Augustus Avenue. The town lies to the west of the New Forest National Park boundary and is convenient for access to a number of important centres. Salisbury is 11 miles to the north, where there is a mainline rail station connecting the south-west and London (Waterloo). Ringwood and Bournemouth are some 6 and 17 miles respectively to the south, whilst Southampton is approximately 20 miles to the south east. Junction 1 of the M27 is accessed at Cadnam, about 10 miles via the B3078.

Built in 2020, the property has been improved and well-maintained by the current owners now offering an beautifully presented home with light and airy accommodation and an attractive landscaped garden, perfect for alfresco entertaining.

Composite door to:

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

Cloakroom/WC: WC. Vanity washbasin. Radiator.

Study: Radiator.

Sitting room: Amtico floor. 2 radiators. Under stairs cupboard. Gas point for fire if required. French doors to patio and garden.

Kitchen: Ceramic tiled floor. Fitted with a range of base cupboards, drawers and wall units with laminated work surfaces. Stainless steel sink and drainer. Wall mounted gas fired boiler. Integrated oven and microwave, 5 burner gas hob with extractor over, fridge/freezer and dishwasher. Cloaks cupboard. Laundry cupboard with shelves and space for washing machine and dryer.

Dining room: Tall radiator. French doors to garden. Door to garage.

Stairs from hall to first floor landing: Loft access. Linen cupboard with pressurised hot water cylinder.

Bedroom 1: Radiator. Mirror fronted fitted wardrobes and dressing table.

Fully tiled en-suite shower room: Shower cubicle with mains shower fitted. Vanity washbasin. WC. Heated towel rail.

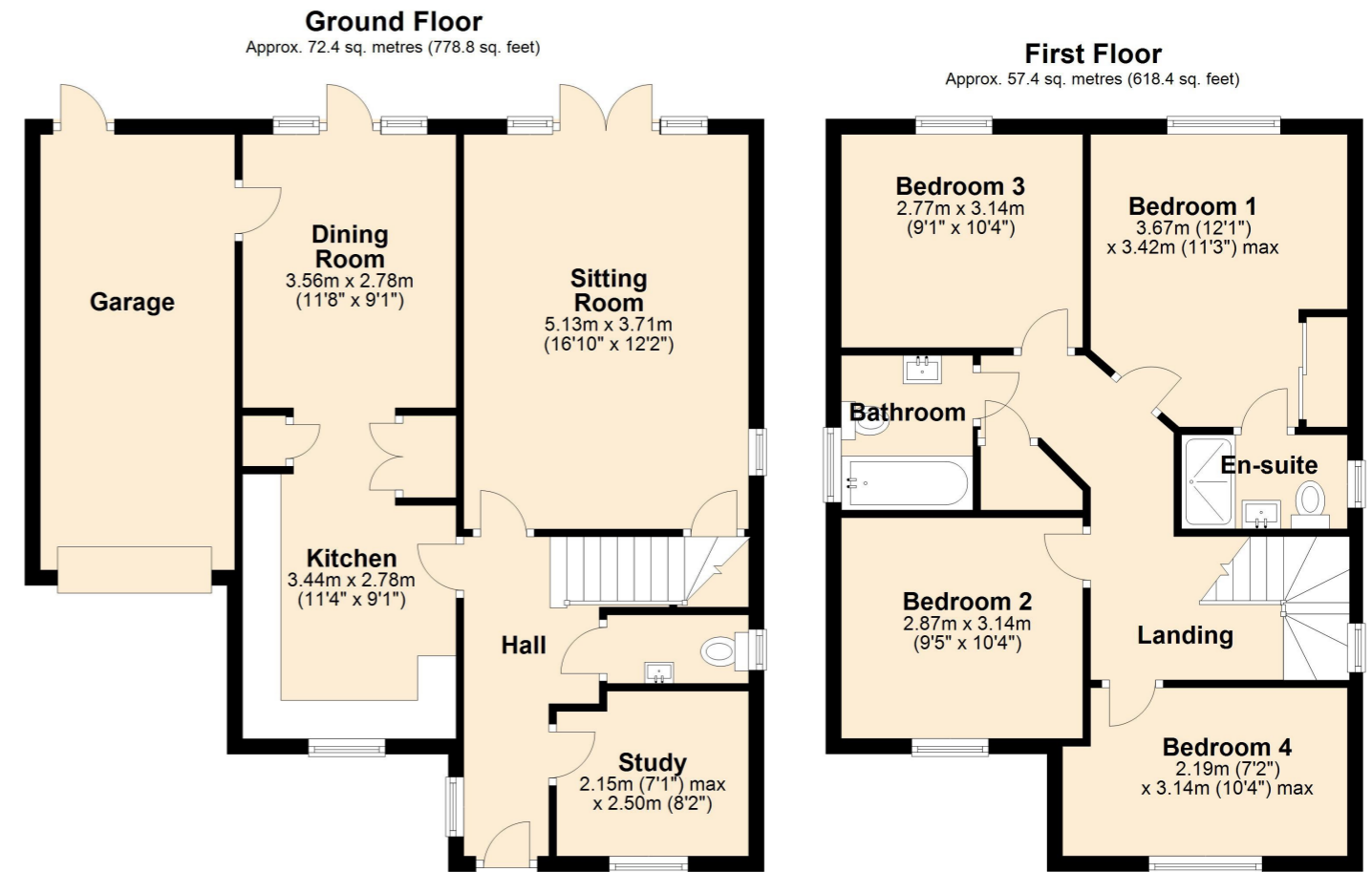
Bedroom 2: Radiator. Built-in wardrobe and dressing table.

Bedroom 3: Radiator. Built-in wardrobes and pull-down bed.

Bedroom 4: Radiator. Built-in wardrobe and dressing table.

Family bathroom: Panelled bath with mains shower fitted over. Vanity washbasin. WC. Heated towel rail.

Outside: The property is approached over a block paved driveway leading to a **single garage 20' 7" x 12' 2" (6.27m x 3.7m)** with electric up and over door, power, light and door to garden. The enclosed and landscaped rear garden offers a good degree of privacy, with thoughtful planting and a large patio area, perfect for alfresco entertaining.



Total area: approx. 129.8 sq. metres (1397.2 sq. feet)