

Adw03566/7/26



34-36 Provost Street, Fordingbridge, Hampshire SP6 1AY



A well-presented, spacious, light and airy grade II listed maisonette well located centrally within the town, giving easy access to local amenities and the main bus route.

Hall, sitting/dining room, kitchen, 3 double bedrooms and bathroom/WC. Gas fired central heating. 2 parking spaces. EPC band D.

Price: £225,000 Leasehold

Viewing: By arrangement with above sole agents.

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Outgoings: Council tax band: B Amount payable 2026/27: £1904.93

Ground rent: £50 PA **Service charge/Management charge:** £1128.00 per annum (£94 a month)

Lease: The lease term is 125 years, from 1999 (98 years remaining).

Services: Mains water, electricity, gas and drainage.

Location: The flat is located close to the town centre convenient for local amenities and the regular bus service to Salisbury and Bournemouth.

To locate: From our office in Bridge Street, turn left into the High Street bearing right into Provost Street and the property is located on the right hand side.

The Town offers a good selection of independent shops and eateries, a post office & supermarket together with various facilities including public library & medical centre. The Fordingbridge infant, junior schools & the Burgate secondary school & sixth form centre are located on the north side of the Town.

Fordingbridge is well placed for easy access to a number of important centres with Salisbury some 11 miles, Ringwood & Bournemouth 7 & 18 miles respectively, all on the regular X3 bus service route, Southampton & the M27 connection at Cadnam about 19 & 8 miles. There are main line rail stations at Salisbury & Parkway (Eastleigh) for services to London Waterloo. The Town is close to the New Forest National Park boundary providing access to the heaths and woodlands for riding, cycling and walking.

The characterful property forms part of an attractive grade II listed building providing 2 residential dwellings and one commercial property. 34-36 Provost Street offers spacious and flexible accommodation with attractive features including sliding sash windows and exposed beams. Benefiting from a private entrance and 2 allocated parking spaces, the property is an ideal first time buy or "lock up and leave".

Timber door to entrance and stairs to first floor: **Bedroom 1:** Victorian style fireplace (not in use). Radiator.

Hall: Radiator. **Bedroom 2:** Radiator.

Sitting/dining room: Stripped floorboards with a raised study area. Under stairs cupboard. Radiator. Door to stairs for bedroom 3. **Bathroom:** Panelled bath with glazed shower screen. WC. Washbasin. Space and plumbing for washing machine.

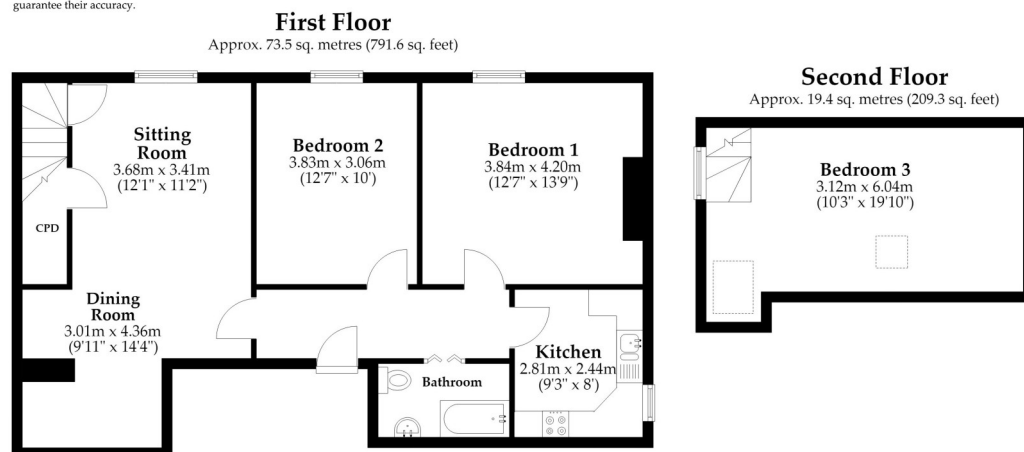
Stairs from sitting room to Bedroom 3:

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Oak work surfaces.

Skilling ceilings with exposed beams. Radiator.

Stainless steel sink. Integrated electric oven and gas hob with extractor over. Space for fridge/freezer and slim line dishwasher. Wall mounted gas fired boiler.

Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.



Total area: approx. 93.0 sq. metres (1001.0 sq. feet)

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

