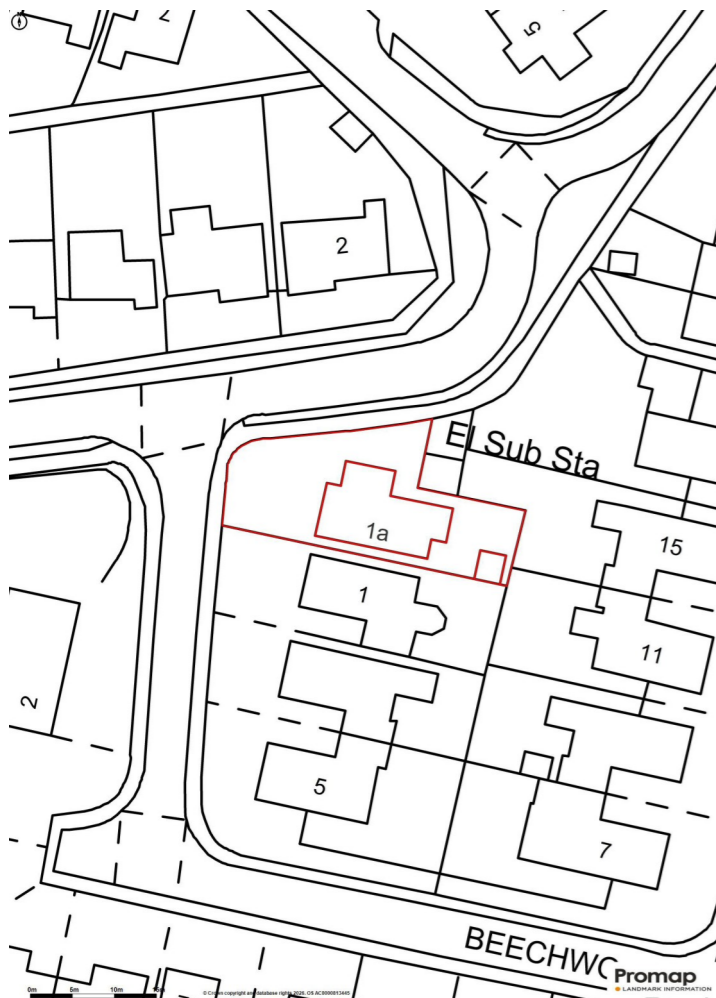


1a Beechwood, Fordingbridge, Hampshire SP6 1DB



A modern detached bungalow with spacious accommodation in a quiet yet convenient location.

Hall, sitting/dining room, kitchen, principal bedroom with en-suite shower room/WC 2 further bedrooms and family bathroom/WC. Upvc double glazing. Gas fired central heating. Enclosed private garden. Parking. EPC band C. No forward chain.

Price: £375,000 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 to the west of Fordingbridge town centre and within a popular residential area, walking distance to local amenities.

To locate: From our office in Bridge Street, turn left into the High Street and bear right into Shaftesbury Street. Continue for quarter of a mile or so before turning left into Victoria Road and again into Victoria Gardens where Beechwood is located on the left hand side.

Fordingbridge, which lies on the western edge of the New Forest National Park, offers a range of independent shops and eateries, a building society, public library, churches of various denominations and a medical centre. Infant, Junior and Secondary Schools are located on the northern edge of the town. For transport communications, there is an excellent bus service (X3) from Fordingbridge to Salisbury, some 11 miles to the north where there is a mainline rail station to London Waterloo (approx 1 hr 40 mins) also to Ringwood and Bournemouth some 6 and 18 miles respectively to the south. Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3078 with the port of Southampton approximately 20 miles.

An individually designed bungalow, built some 15 years ago for the current owner, of traditional cavity wall construction under a tiled roof.

The property has been designed for easy access is presented in good order while offering potential for cosmetic updating if desired.

Upvc and glazed enclosed entrance porch with composite door to:

Entrance Hall: Wood effect vinyl flooring. Cloaks cupboard. Radiator. Door to garden.

L shaped Sitting/dining room: Wood effect vinyl flooring. Adams style fireplace with gas point. 2 radiators. French doors to patio and garden.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces with polycarbonate sink. Space and plumbing for washing machine and dishwasher. Space for fridge freezer and range cooker with flue to accommodate extractor fan.

Bedroom 1: Built-in wardrobe. Radiator.

En-suite shower room: Walk-in shower with mains shower fitted. Washbasin. WC. Radiator.

Bedroom 2: Built-in wardrobe. Radiator.

Bedroom 3: Radiator. Access to loft where the boiler is located.

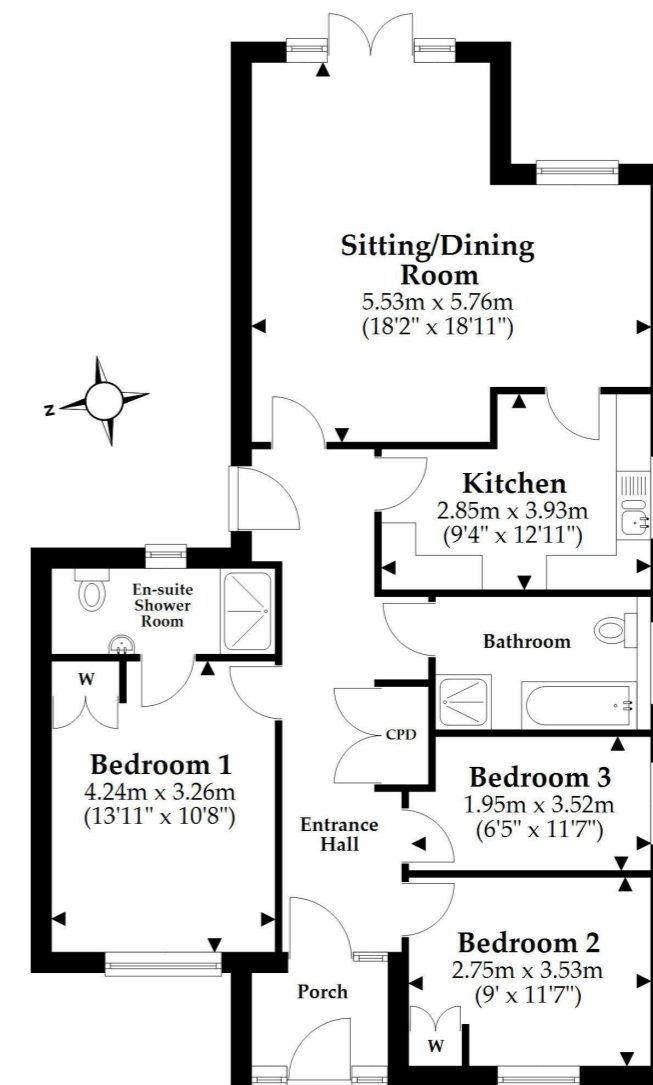
Family bathroom: Panelled bath. Shower enclosure with mains shower fitted. Wall hung basin. WC. Radiator.

Outside: The property is approached over a tarmac driveway providing parking for 3 vehicles. The enclosed rear garden offers a high degree of privacy with a patio accessed from the sitting room and the remainder of the garden laid to lawn. There is access to both sides of the property and a shed located within the garden.



Ground Floor

Approx. 96.8 sq. metres (1041.6 sq. feet)



Total area: approx. 96.8 sq. metres (1041.6 sq. feet)

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