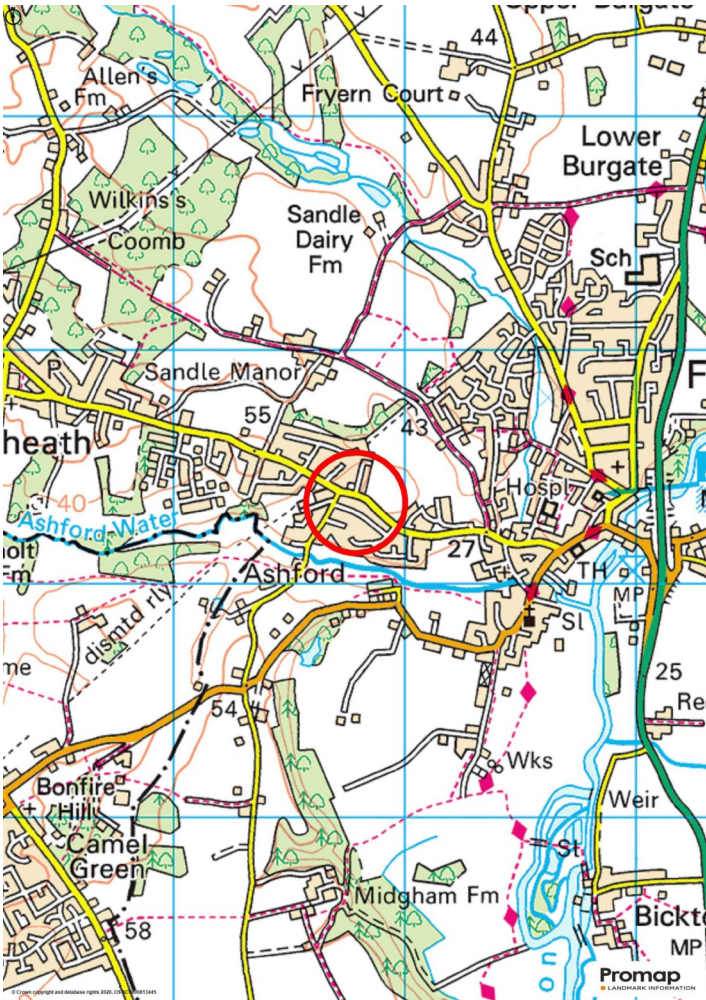


101 Station Road, Fordingbridge, Hampshire SP6 1BU



An attractive and tastefully presented semi-detached Edwardian house.

Hall, sitting room, dining room, kitchen/breakfast room, 2 bedrooms, bathroom/WC.
South facing garden. Parking. Part upvc double glazing.
Gas fired central heating. EPC band E. No forward chain.

Price: £350,000 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 C Amount payable 2026/27: £2117.06

Services: Mains water, electricity, gas and drainage.

Location: The property is located on the edge of Fordingbridge within a popular residential area approximately 1/2 mile from the town centre.

To locate: From our office in Bridge Street, turn left into the High Street and bear right into Shaftesbury Street. Continue for half a mile or so and the property will be found on the left hand side (parking to the rear via Victoria Road).

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 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.

The property comprises an attractive and tastefully presented Edwardian house that has been sympathetically updated by the current owners while retaining original features, including cast fireplaces, column style radiators, stripped internal doors and exposed floorboards. The property also benefits from a recently installed gas fired boiler (2026).

Painted and glazed door to enclosed porch with internal door to:

Hall: Stripped floor boards. Radiator. Stairs to first floor.

Sitting room: Bay window to front of property. Original open fireplace. Radiator.

Kitchen: Fitted with a range of base cupboards, drawers and wall units with laminate work surfaces. Integrated dishwasher. Space for range cooker with extractor over. Open to breakfast area with laundry cupboard housing washing machine and dryer. French doors to garden.

Dining room: Stripped floorboards. Brick fireplace with tiled hearth. Under stairs cupboard. Radiator.

Stairs from hall to first floor landing:

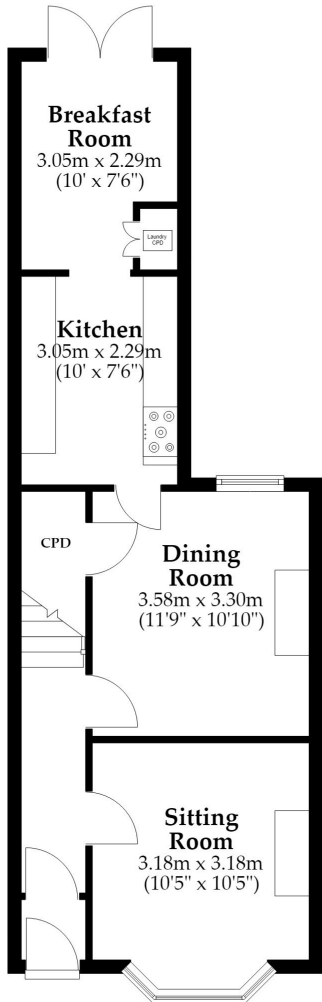
Bedroom 1: 2 fitted wardrobes. Cast fireplace. Radiator.

Bedroom 2: Cast fireplace. Radiator.

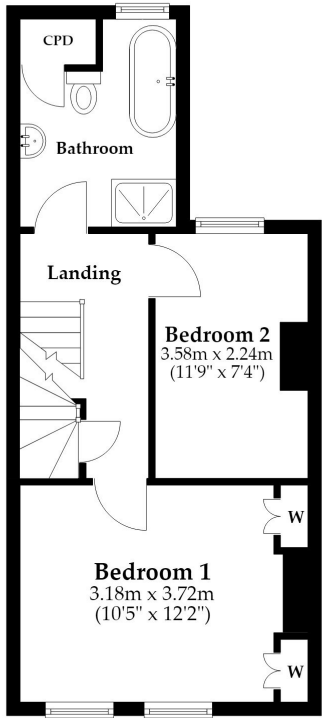
Bathroom: Freestanding bath. Shower enclosure with mains rain shower fitted. Wash stand with square basin. WC. Cupboard housing gas fired boiler (combi).



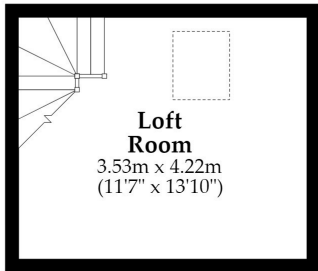
Ground Floor
Approx. 44.0 sq. metres (473.7 sq. feet)



First Floor
Approx. 36.1 sq. metres (388.4 sq. feet)



Second Floor
Approx. 14.9 sq. metres (160.2 sq. feet)



Total area: approx. 95.0 sq. metres (1022.3 sq. feet)

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



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