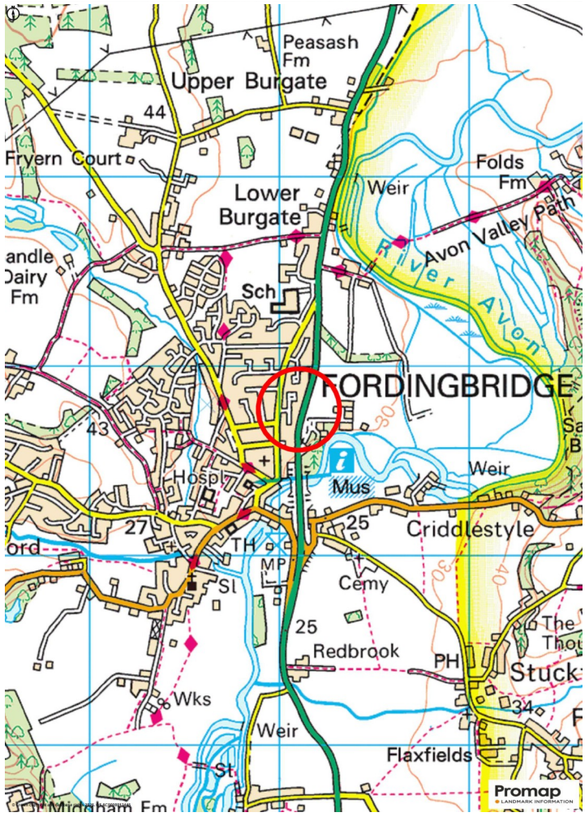
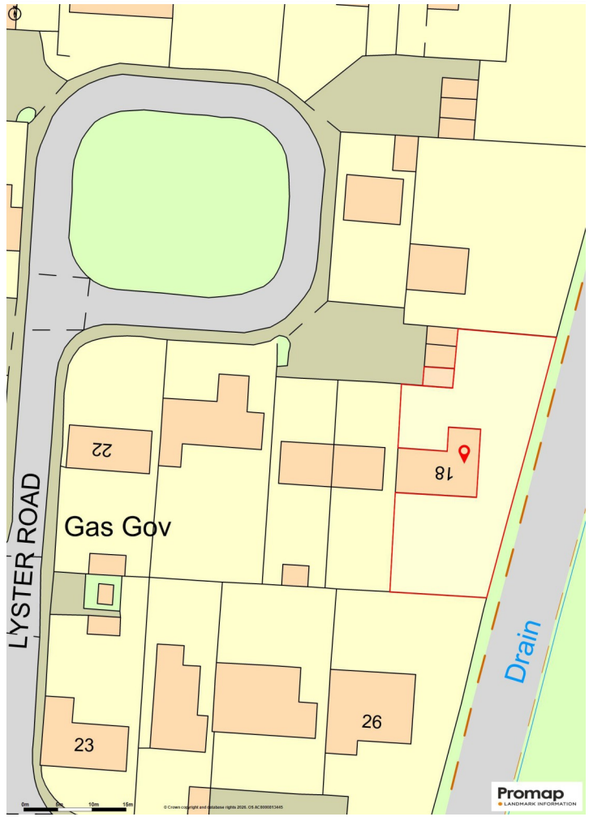
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18 Lyster Road, Fordingbridge, Hampshire SP6 1QY















A well-arranged detached bungalow in a secluded position, conveniently located for schools, bus route and local amenities.

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

Price: £385,000 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

Misrepresentation Act 1967—These particulars are believed to be correct but their accuracy is not guaranteed. They do not constitute an offer or contract. All measurements are given as a guide only. These particulars are issued on the understanding that all negotiations are carried out through Adrian Dowding.

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 in a popular road within easy reach of the town, schools and main bus route.

To locate: From our office in Bridge Street turn right into Salisbury Street which leads into Salisbury Road, take the second turn right into Lyster Road.

Fordingbridge provides a good selection of day-to-day facilities including a variety of independent shops and eateries, a building society, public library and churches of various denominations. The medical complex and Avonway community centre are located close to the central car park with Infant & Junior schools and the Burgate Secondary School & Sixth Form a short walk from the property towards to the northern outskirts of the Town.
The town is within easy reach of the New Forest National Park and a number of important centres with Salisbury 11 miles to the north (where there is a mainline rail station for London Waterloo), Bournemouth and Southampton are some 17 and 20 miles respectively and Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3078.

Built in the mid 1980s of traditional cavity wall construction under a tiled roof, the property that has been well maintained by the current owner, including a modern shower room, upvc double glazing and gas fired central heating. The property is nestled in a private position within this popular and convenient location.

Timber door to:

Hall: Loft access. Radiator.

Cloakroom: Washbasin and WC.

Sitting room: A double aspect room with inset fitted gas fired with stone hearth. Patio doors to garden.

Kitchen/dining room: Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. 4 burner gas hob. Electric single oven. Space and plumbing for washing machine. Polycarbonate sink. Space for fridge/freezer. . Gas fired boiler. Radiator. Stable door to garden

Bedroom 1: Radiator. Full height window to the front of the property.

Bedroom 2: Radiator. Full height window with a view over the rear garden.

Bedroom 3: Radiator. Full height window with a view to the side of the property.

Shower room: Walk-in shower with mains shower fitted. Vanity washbasin. WC. Heated towel rail.

Outside: The property is approached over a gravel driveway providing parking for 2/3 vehicles. The single garage is within a block of 3 garages, next to the property.
The generous and established garden has been thoughtfully planted with mature trees, shrubs and climbers. The rear garden is laid mainly to lawn and includes a patio with a pergola over and a wildlife pond .

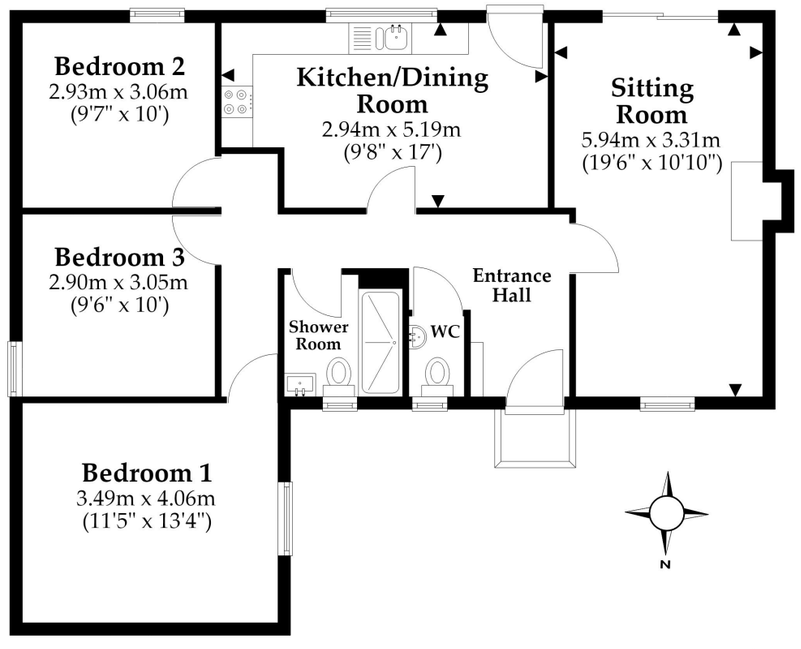






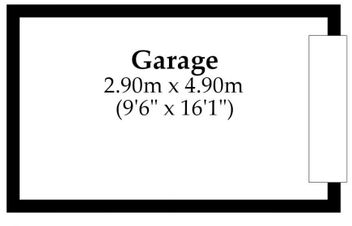
Ground Floor

Approx. 84.3 sq. metres (907.1 sq. feet)
(excluding Storm Porch)



Garage

Approx. 14.2 sq. metres (153.0 sq. feet)



Main area: Approx. 84.3 sq. metres (907.1 sq. feet)
Plus garage, approx. 14.2 sq. metres (153.0 sq. feet)

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

LJT Surveying