

43 Beechwood, Fordingbridge, Hampshire SP6 1DB



A semi-detached house in need of updating and general modernisation located in a quiet close within walking distance of local amenities.

Hall, sitting/dining room, kitchen, conservatory, cloakroom/WC, 3 bedrooms, bathroom and separate WC. Garden. Garage and parking. Upvc double glazing. Owned solar panels. Gas fired central heating. EPC band B.

Price: £310,000 Freehold

Viewing: Strictly by prior appointment through above sole agents.

Viewing: By arrangement with above sole agents.

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Outgoings: Council tax band D: Amount payable 2023/24: £2117.17

Services: Mains water, electricity, gas and drainage.

Location: The property is located in a quiet close within walking distance of local amenities.

To locate: From our office in Bridge Street, bear left into the High Street then right into Shaftesbury Street. Continue into Station Road and proceed before turning left into Victoria Road, left into Victoria Gardens and immediately left into Beechwood.

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 park with Infant & Junior schools and the Burgate Secondary School & Sixth Form located towards the northern outskirts of the Town.

The town is within a short distance of the New Forest National Park boundary and within easy reach of 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 18 miles respectively and Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3078.

The property comprises a semi-detached house built in the 1970s of traditional cavity wall construction under a tiled roof that benefits from Upvc double glazing and owned solar panels however now requires general updating/modernisation throughout.

Upvc door to:

Hall: Radiator. Stairs to first floor.

Cloakroom: WC. Washbasin.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Spaces for oven, fridge and washing machine. Cupboard housing gas fired boiler.

Sitting/dining room: 2 radiators. Door to;

Conservatory: Upvc and double glazed construction. Door to garden.

Stairs from hall to first floor landing: Access to loft.

Bedroom 1: Built-in wardrobe. Radiator.

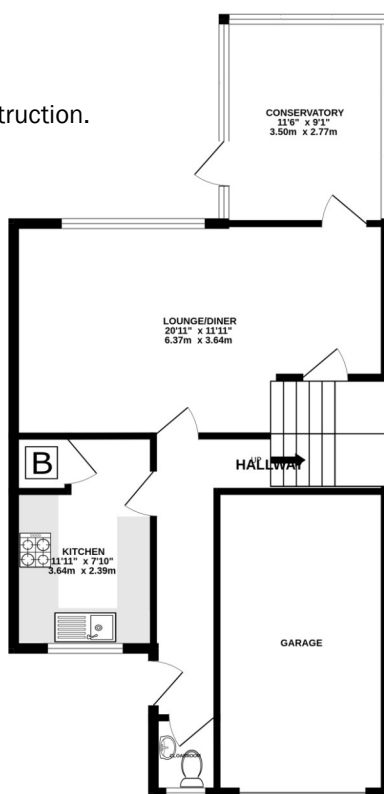
Bedroom 2: Built-in wardrobe. Radiator.

Bedroom 3: Radiator.

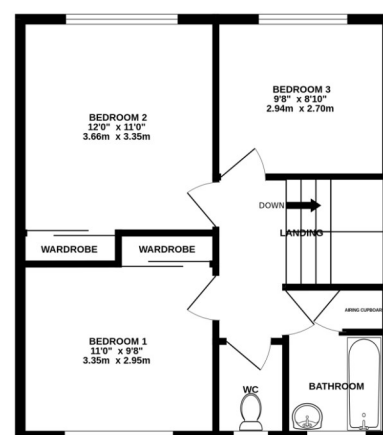
Bathroom: Panelled bath. Wash basin. Linen cupboard with lagged hot water cylinder. **Separate WC.**

Outside: The front is approached over a driveway providing parking for one vehicle and giving access to the single garage. Front and rear gardens are planted with mature trees and shrubs.

GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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