

Outgoings: Council tax band: E Amount payable 2023/24: £2,868.67

Services: Mains water, electricity, gas and drainage.

Location: The property is situated in a popular residential area close to the centre of the East Dorset village of Alderholt which lies approximately three miles to the southwest of Fordingbridge.

To locate: From Fordingbridge proceed to Alderholt via the B3078 and upon entering the village, continue along Station Road taking the third turning left into Park Lane. Continue, passing St James First School on the left, and at the end turn right into Earlswood Drive. Continue for a short distance, turning right into Apple Tree Road.

Local amenities include St James First School in Park Road, a public house, parish church and a Co-op with post office. Middle and upper schooling is available at Cranborne (5 miles) and Wimborne (10 miles) for which there is schools transport provided. Nearby Fordingbridge provides further shopping facilities with a variety of independent shops and eateries, a building society, public library and churches of various denominations.

Built in the 1980s, the property is of traditional cavity wall construction with brick elevations under a tiled roof. The well-arranged accommodation unfortunately received some water damage that has been dried with the damaged areas being repaired and re-painted, the property now requires modernising to bring it up to modern expectations. Please note the electrics do not meet current standards and will need updating.

Timber door with sidelight leading to;

GROUND FLOOR
1282 sq.ft. (119.1 sq.m.) approx.

Hall: Radiator.

Cloakroom: WC. Washbasin. Radiator.

Sitting room: Stone fireplace with fitted gas fire. 2 radiators. Sliding patio door to;

Conservatory: Patio doors to garden.

Dining room: Radiator.

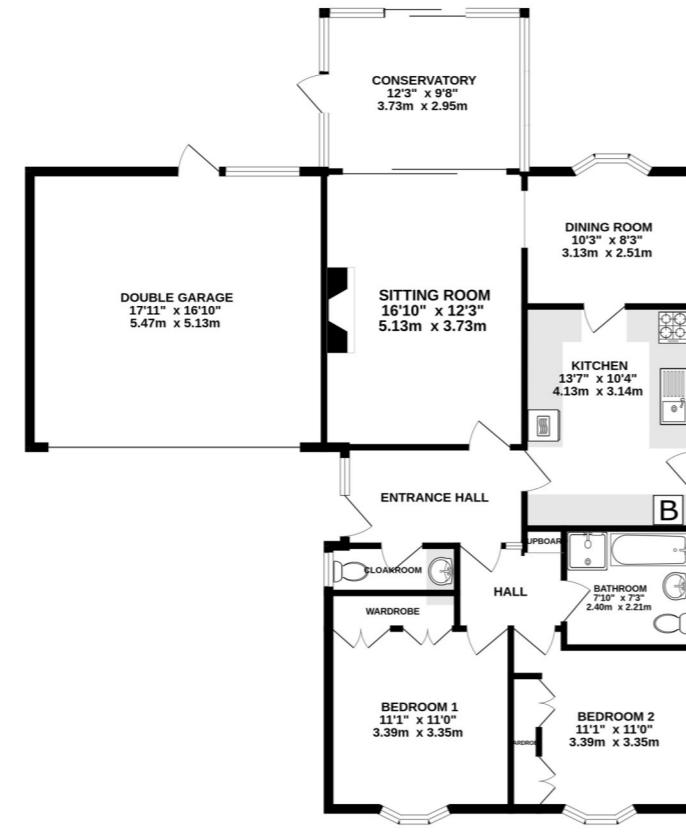
Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Polycarbonate sink. Space for washing machine and dishwasher. Integrated oven and microwave. Gas hob with extractor over. Linen cupboard with lagged hot water cylinder. Cupboard housing gas fired boiler. Door to outside.

Inner hall: Cupboard recess. Radiator.

Bedroom 1: Fitted wardrobes. Radiator.

Bedroom 2: Fitted wardrobes. Radiator.

Bathroom: Panelled bath. Shower enclosure. Washbasin. WC. Radiator.



Outside: The property is approached over a block paved driveway leading to a double garage with electric up and over door (power and light). Access at both sides of the property lead to the private, enclosed rear garden where there are 2 sheds and a small summer house.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, wall positions, room and door widths are approximate and no responsibility is accepted for any errors, omissions, or mis-statements. This plan is for illustrative purposes only and should not be relied on as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order can therefore be given.
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30 Apple Tree Road, Alderholt, Fordingbridge SP6 3EW



A detached bungalow requiring updating, quietly situated in a cul-de-sac location in this popular East Dorset village.

Hall, cloakroom/WC, sitting room, conservatory, dining room, kitchen, 2 double bedrooms and bathroom/WC. Generous garden. Private drive and double garage. No forward chain. EPC band D.

Price: £325,000 Freehold

Viewing: Strictly by prior appointment through above sole agents.

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