

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

Adw03253/11/23



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;

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.

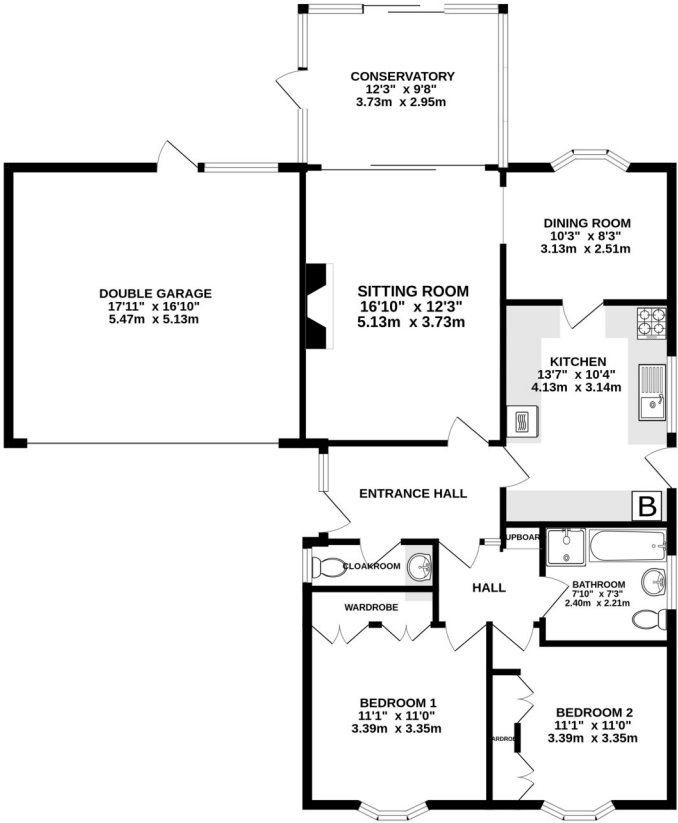
Bedroom 1: Fitted wardrobes. Radiator.

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.

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



TOTAL FLOOR AREA: 1282 sq.ft. (119.1 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.
Made with Metropix ©2023



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.

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.