

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

Adw03341/8/24



Outgoings: Council tax band C Amount payable 2024/25: £1943.35

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 turn left into Hillbury Road and first right into Windsor Way.

Local amenities include St James First School in Park Road, a public house, parish church, chapel and a well-stocked 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, a building society, public library and churches of various denominations.

Built, we believe, in the 1980s the property is of traditional cavity wall construction with brick elevations under a interlocking tiled roof. The property has UPVC double glazing windows and offers well presented accommodation.

Accommodation:

Upvc entrance door to:

Hall: Under stairs cupboard. Radiator.

Sitting /dining room: French doors to garden. 2 radiators.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Integrated electric oven and hob with extractor over. Laminated work surfaces. Stainless steel bowl sink. Wall mounted gas fired boiler. Space for fridge freezer. Space and plumbing for washing machine and slim line dishwasher.

Stairs from the hall to first floor landing:

Bedroom 1: Radiator.

Bedroom 2: Radiator.

Bedroom 3: Radiator. Built-in desk and shelving.

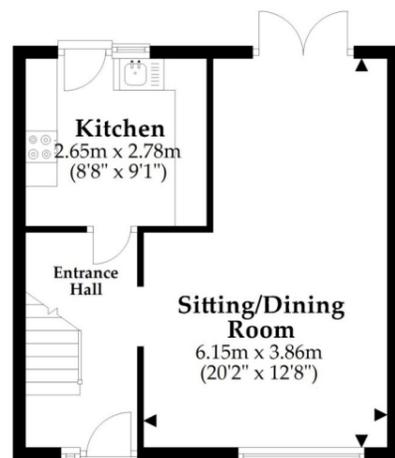
Bathroom: Panelled bath with mains shower over. Pedestal washbasin. WC. Radiator.

Outside: The property is approached through the front open garden which is laid to lawn. The enclosed rear garden is laid mainly to lawn with a patio adjoining the house and a rear pedestrian access gate to the parking area beyond.

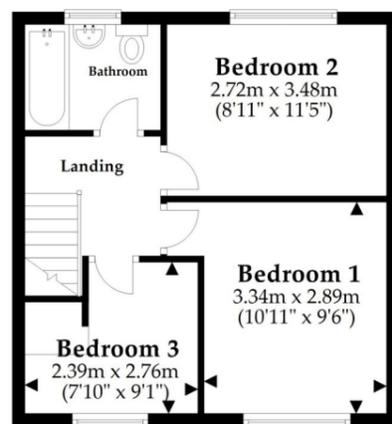
52 Windsor Way, Alderholt, Fordingbridge SP6 3BN



Ground Floor
Approx. 35.0 sq. metres (376.7 sq. feet)



First Floor
Approx. 35.3 sq. metres (380.0 sq. feet)



Total area: approx. 70.3 sq. metres (756.7 sq. feet)

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

A mid-terraced house with light and airy accommodation.

Hall, sitting/dining room, kitchen, 3 bedrooms and bathroom/WC. Enclosed rear garden. Upvc double glazing. Gas fired central heating. EPC band D. No forward chain.

Price: £265,000 Freehold

Viewing: Strictly by prior appointment through above sole agents.

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