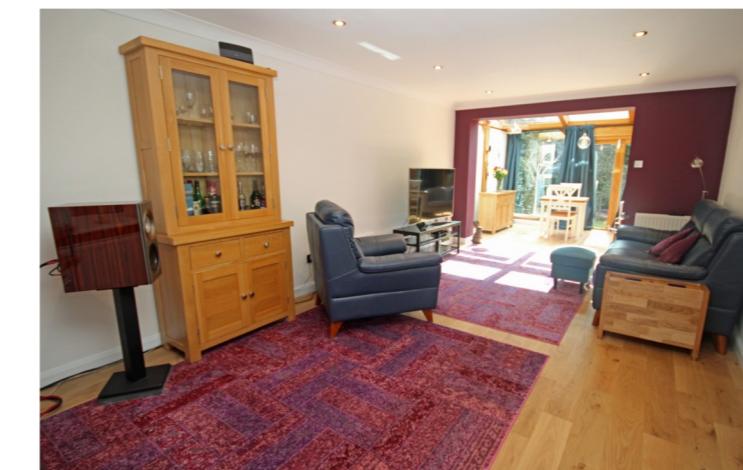


21 Avon Meade, Fordingbridge, Hampshire SP6 1QR



Extended and improved family home situated in a popular and convenient location close to schools, local amenities and open countryside.

Oak porch, hall, sitting/dining room, kitchen, oak sunroom, cloakroom/WC, 4 bedrooms, family bathroom/WC and en-suite shower room/WC. Garden. Upvc double glazing. Gas fired central heating. Garage and parking. EPC band C.

Price: £399,950 Freehold.

Viewing: Strictly by prior appointment with above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
 Tel: 01425 655333 E-Mail: post@adriandowding.co.uk www.adriandowding.co.uk

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 banding: D Rate payable : 2023/24: £2,117.17

Services: Mains water, electricity, gas & drainage.

Location: The property is in a popular and convenient location with easy access for country walks yet within walking distance of the town centre, local schools and main bus route.

To locate: From our office in Bridge Street, turn left into the High Street and bear right into Shaftesbury Street. Opposite the Fire station turn right into Normandy Way and continue to the next T-junction. Turn right into Parsonage Park Drive and next left to Avon Meade.

Fordingbridge provides excellent local facilities including a variety of independent shops and eateries, a building society, post office, public library and churches of various denominations. The Burgate Secondary School & Sixth Form Centre and Infant and Junior Schools are situated towards the northern outskirts of the town. The medical centre is located near the Avonway Community Centre adjacent to the central car park. The town, which lies conveniently to the west of the New Forest Park boundary, is within easy reach of a number of important centres with Salisbury some 11 miles to the north (where there is a mainline rail station to London Waterloo), Bournemouth and the south coast approximately 17 miles to the south, and Southampton about 18 miles to the south east. Jct 1 of the M27 can be reached at Cadnam, some 9 miles via the B3078. There is a frequent X3 bus service between Salisbury & Bournemouth stopping at Fordingbridge & Ringwood.

Built in the 1980s, the property is of traditional cavity wall construction with brick elevations under an interlocking tiled roof. The extended property has been improved by the current owners including a new family bathroom, engineered oak flooring on the ground and first floors and recently installed Upvc double glazing.

Oak framed porch to;

Hall: Radiator. Stairs to first floor.

Cloakroom: WC. Wash hand basin. Heated towel rail.

Sitting/dining room: 2 radiators. Open to;

Oak framed sunroom: Under floor heating. Bi-fold doors to garden.

Kitchen: A modern shaker style kitchen fitted with a range of base cupboards, drawers and wall units including larder storage and pan drawers. Laundry cupboard with plumbing for washing machine. Oak work surfaces. Belfast sink. Integrated double electric oven, dishwasher, induction hob with extractor over. Space for fridge/freezer. Door to outside.

Stairs from hall to first floor landing: Linen cupboard with gas fired combi boiler. Loft access.

Bedroom 1: Radiator.

En-suite shower room: Shower cubicle with mains shower. Vanity washbasin. WC. Heated towel rail.

Bedroom 2: Built in storage cupboard. Radiator.

Bedroom 3: Radiator.

Bedroom 4: Radiator. (currently used as dressing room).

Bathroom: Recently refitted with a "L" bath with electric shower over and bath mixer shower. Wash stand and bowl sink. Corner WC. Heated towel rail.

Outside: The property is approached from Avon Meade over a driveway providing parking for two cars and leading to the **single garage** with power, light and plumbing for washing machine. There is pedestrian access to the side of the property and the rear garden is laid to lawn with established hedging and a deck area adjoining the sunroom.



GROUND FLOOR



1ST FLOOR

