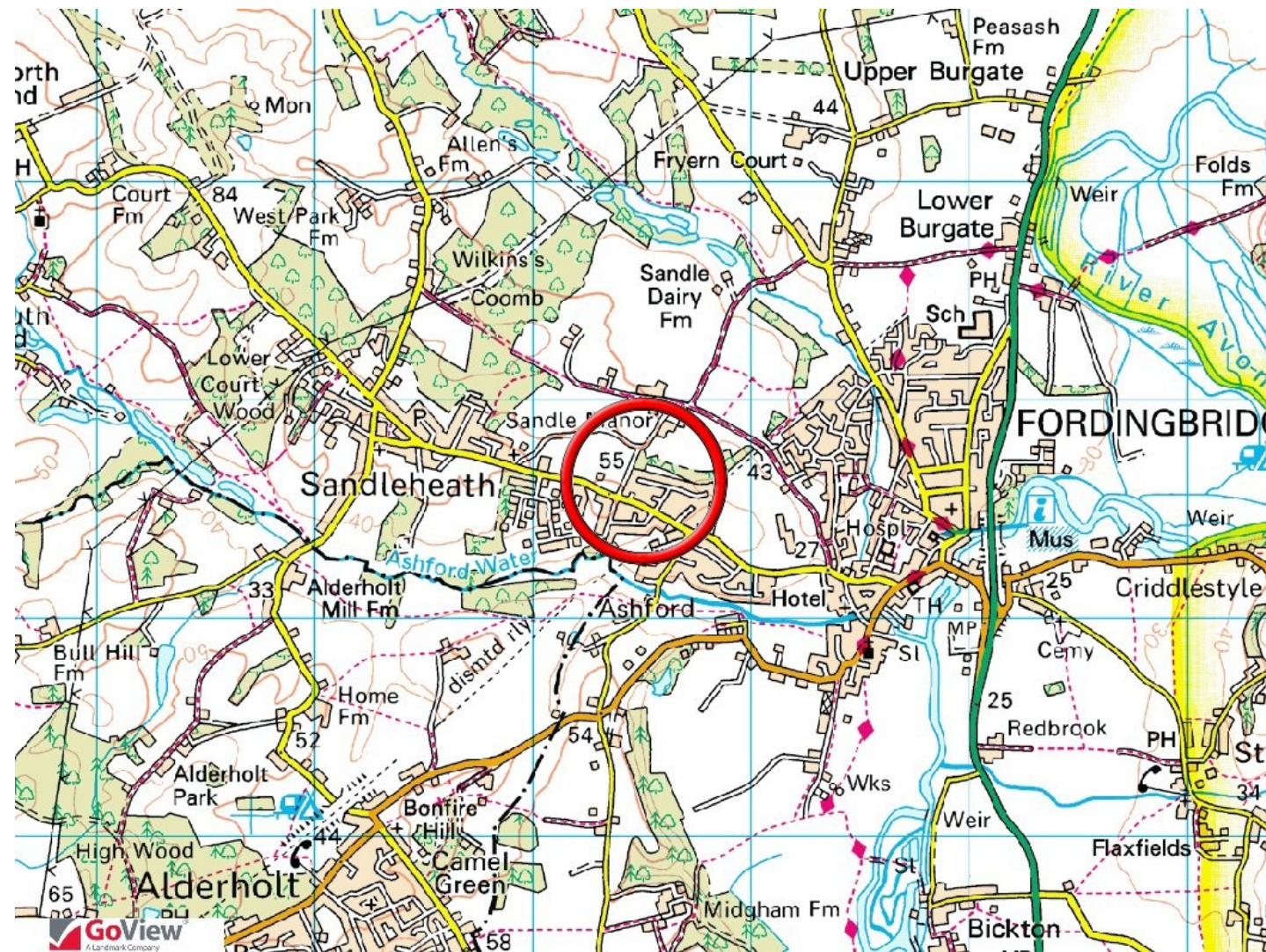


2 Brympton Close, Fordingbridge, Hampshire SP6 1DW



A spacious and well arranged detached bungalow located within a popular cul-de-sac on the edge of Fordingbridge.

Hall, cloakroom/WC, sitting room, conservatory, kitchen, utility room, 3 bedrooms, en-suite shower room/WC and family bathroom/WC. Upvc double glazing. Gas fired central heating. South and west facing garden with home office. Garage/store. EPC band D. Vendor suited.

Price: £425,000 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

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 band D Amount payable 2025/26: £2,322.87

Services: Mains water, electricity, gas and drainage.

Location: The property is located on the edge of Fordingbridge within a popular residential area approximately 3/4 mile from the town centre.

To locate: From our office in Bridge Street, turn left into the High Street and bear right into Shaftesbury Street. Continue for half a mile or so before taking the second turning right after the Railway Hotel into Elmwood Avenue and first left to Brympton Close.

Fordingbridge, which lies on the western edge of the New Forest National Park, offers a range of independent shops and eateries, a building society, public library, churches of various denominations and a medical centre. Infant, Junior and Secondary Schools are located on the northern edge of the town. For transport communications, there is an excellent bus service (X3) from Fordingbridge to Salisbury, some 11 miles to the north where there is a mainline rail station to London Waterloo (approx 1 hr 40 mins) also to Ringwood and Bournemouth some 6 and 18 miles respectively to the south. Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3078 with the port of Southampton approximately 20 miles.

An extended, spacious detached bungalow with well arranged accommodation located in a popular cul-de-sac which benefits from a south and west facing garden.

Upvc door to Hall: Cloaks cupboard. Radiator. Access to useful, boarded loft space with 2 Velux windows offering potential additional living space (subject to planning).

Cloakroom: WC. Vanity washbasin.

Sitting room: A well-proportioned room. Fireplace with fitted gas fire. Radiator. French doors to garden.

Conservatory: Upvc and double glazed construction with French doors to garden.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Integrated fridge, dishwasher and oven. 4 burner gas hob. Stainless steel sink. Door to:

Utility room: Space and plumbing for washing machine. Laminate work surface and wall units. Doors to front and rear of property.

Bedroom 1: Built-in wardrobes. Radiator. En-suite shower room: Shower enclosure. WC. Washbasin.

Bedroom 2: Built-in wardrobe. Airing cupboard. Radiator.

Bedroom 3: Radiator.



Total area: approx. 152.9 sq. metres (1646.2 sq. feet)

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

