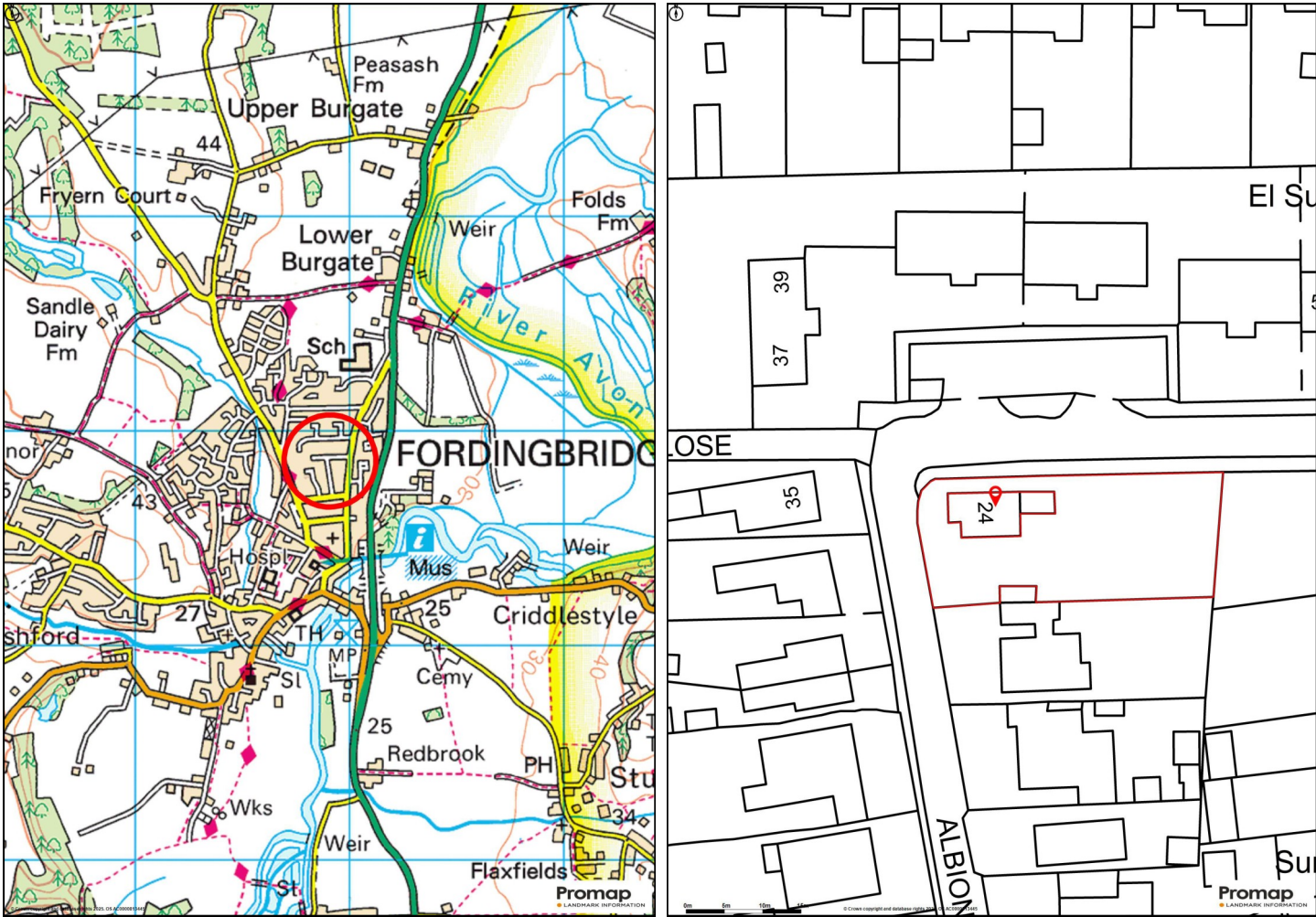


24 Albion Road, Fordingbridge, Hampshire SP6 1EL



An attractive detached Edwardian house now requiring renovation and modernisation with scope to extend (subj. to planning) sitting in a generous garden with the possibility to create a small building plot (subject to planning).

Porch, hall, sitting room, dining room, kitchen, workshop, WC, 2 double bedrooms and bathroom/WC. Garage/store. EPC band G. No forward chain.

**Guide Price: £350,000 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](mailto:post@adriandowding.co.uk) [www.adriandowding.co.uk](http://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 2024/25: £2215.95

**Services:** Mains water, electricity, gas and drainage.

**Location:** The property is located in a popular road within easy reach of the town, schools and main bus route.

**To locate:** From our office in Bridge Street turn right into Salisbury Street which leads into Salisbury Road, take the fourth turn on the left into Albion Road.

Fordingbridge provides a good selection of day-to-day facilities including a variety of independent shops and eateries, a building society, public library and churches of various denominations. The medical complex and Avonway community centre are located close to the central carpark with Infant & Junior schools and the Burgate Secondary School & Sixth Form located towards to the northern outskirts of the Town.

The town is within a short distance of the New Forest National Park boundary and within easy reach of a number of important centres with Salisbury 11 miles to the north (where there is a mainline rail station for London Waterloo), Bournemouth and Southampton are some 17 and 20 miles respectively and Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3078.

An attractive Edwardian house in need of renovation, sitting in a generous garden plot that offers scope to create a small building plot, subject to planning permission.

**Accommodation:**

**Half glazed entrance porch:**

**Hall:** Stairs to first floor.

**Sitting room:** Tiled fireplace with gas fire (not tested).

**Dining room:** Fireplace (not in use).

**Kitchen:** Sink unit. Solid fuel stove. Larder cupboard.

**Workshop/store:** Door to outside.

**Cloakroom: WC.**

**Stairs from hall to first floor landing:** Loft access.

**Bedroom 1:** Fireplace. Storage room.

### Bedroom 2:

**Bathroom:** Panelled bath. WC. Washbasin. Airing cupboard with lagged hot water cylinder.

**Outside:**

Parking to the side of the property is accessed via a drop kerb to the grassed parking area.

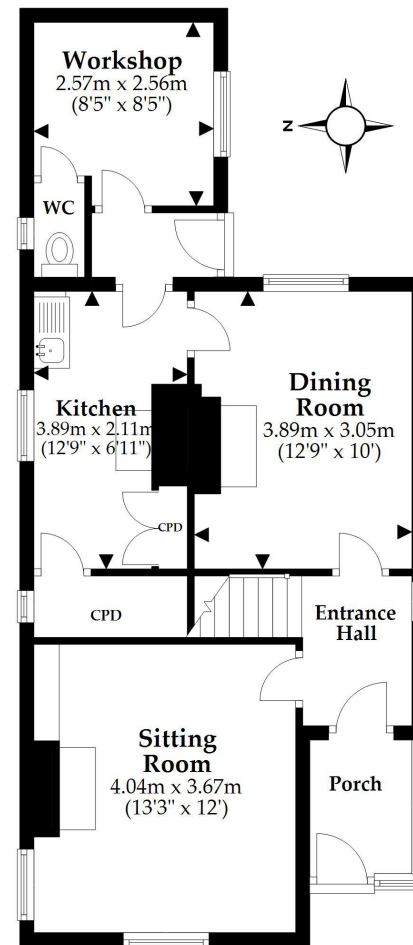
The garden is laid mainly to lawn with some established and mature trees. A detached garage/store (asbestos construction).

To the total plot measures approximately 38m x 16m.



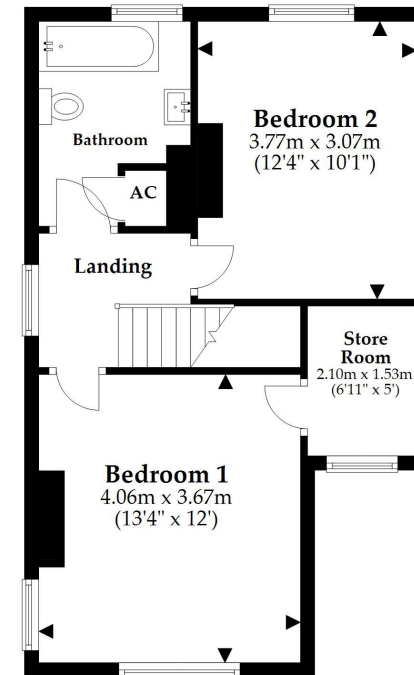
## Ground Floor

Approx. 55.8 sq. metres (600.9 sq. feet)



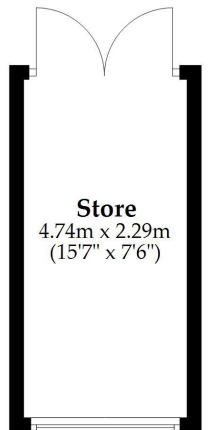
## First Floor

Approx. 42.6 sq. metres (458.8 sq. feet)



## Outbuilding

Approx. 10.9 sq. metres (116.8 sq. feet)



Total area: approx. 109.3 sq. metres (1176.5 sq. feet)

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

