

76 Shaftesbury Street  
Fordingbridge  
Hampshire.  
SP6 1JG

310,000



- A 2 Bedroom Character End Terrace Cottage
- Town Centre Location
- Gas Central Heating Via Combination Boiler
- Integral Dishwasher, Washing Machine, Fridge/Freezer
- Burlington Bathroom Suite
- Loft Room
- Enclosed Patio Garden With Summer House
- Utility & Breakfast Room
- Drive at Rear for One Car Plus One Allocated Parking Space



Ref: PRA11907

Viewing Instructions: Strictly By Appointment Only

## General Description

A well presented, two double bedroom end of terrace cottage, conveniently situated within level walking distance of Fordingbridge town centre with all its amenities, on the edge of the New Forest. The accommodation briefly comprises of: Ground Floor - lounge, fitted kitchen with integrated appliances, luxury bathroom, spacious utility room and breakfast room - First Floor - landing, two double bedrooms - Second Floor - loft room. The accommodation further benefits from secondary glazed sash windows to the front of the house, gas central heating via Vaillant combination boiler, enclosed low maintenance rear garden with summer house, drive and allocated parking to the rear. Internal Viewing Recommended. Ideal for first time buyers and also as a holiday home.

Fordingbridge is a small town at an historic crossing of the River Avon and on the edge of the New Forest. Shaftesbury Street is conveniently positioned for the Fordingbridge town amenities, which are within level walking distance and extend to a selection of local shops, a building society, post office, public houses, restaurants, churches of varying denominations, a medical centre, dentist, sports ground and recreation park with a maintained children's pool, next to the picturesque river avon. The reputable Fordingbridge Infant & Junior School and Burgate Secondary School & Sixth Form are also within walking distance.

Connections to the X3 bus route are immediately available on near-by Salisbury Road, providing a regular service between Salisbury, Ringwood and Bournemouth. In addition, access to arterial roads connecting other major centres for services, employment, social and recreational needs are close by. The New Forest National Park is a short distance to the East and offers thousands of acres of moor, heath and woodland for the outdoor enthusiast to explore.

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## Accommodation

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### Ground Floor

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#### Lounge (11' 0" x 11' 0") or (3.35m x 3.35m)

Skimmed ceiling, skimmed walls with wall lighting, oak wooden flooring, feature stone fireplace housing a log effect gas fire on a tiled hearth, window and newly fitted UPVC front door to the front, two radiators, wooden door leading into:-



#### Kitchen (11' 0" x 9' 6") or (3.35m x 2.90m)

Skimmed ceiling with down lighting, skimmed walls and Amtico flooring. A range of wall and base units with complementary wooden work surface. The white Belfast sink/drainage unit and mixer tap has a window above, looking out into the utility room and into the back garden. The range cooker has an overhead extractor and splashback with a feature wooden shelf above. Appliances further include dishwasher and newly fitted fridge/freezer and newly fitted washing machine. There is a storage cupboard housing the Vaillant combination gas boiler and a wooden glazed door leading into the utility room. A carpeted staircase is also in the kitchen, leading to the first floor.

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### Bathroom (6' 7" x 5' 0") or (2.00m x 1.52m)

Skimmed ceiling, fully tiled walls, three-piece Burlington suite comprising of wall mounted wash hand basin, low level W.C. and clawfoot rolltop bath with mixer shower tap rainfall shower, window to the rear, radiator.



### Utility Room (13' 3" x 4' 6") or (4.04m x 1.37m)

Polycarbonate roofing with down lighting, feature brick and Pvc cladded walls, Amtico flooring, wooden work surface area, radiator, glazed window into the Kitchen, French doors to the rear garden and a side opening into:-



### Breakfast Room (8' 2" x 5' 11" x 3' 7") or (2.50m x 1.80m x 1.10m)

Breakfast room with wood flooring. UPVC double glazed windows to the side and to the rear, with pleasant views of the garden.

## First Floor

### First Floor Landing

Wooden doors leading off to the bedrooms, paddle staircase leading to the second floor.



### Master Bedroom (11' 0" x 11' 0") or (3.35m x 3.35m)

Skimmed ceiling with down lighting, skimmed walls with brick feature fire breast wall, fitted carpet, window to the front, radiator.



## Bedroom 2 (9' 7" x 8' 5") or (2.92m x 2.57m)

Skimmed ceiling with down lighting, skimmed walls, fitted carpet, window to the rear, radiator.

## Loft Room (11' 5" x 10' 0") or (3.48m x 3.05m)

Skimmed ceiling with two wall lights, skimmed walls, brick feature wall with integrated shelving, fitted carpet, glazed stair enclosure, radiator, window to the side.

## Outside

## Rear

Low maintenance paved rear garden bordered with mature shrubs, wooden summer house to the rear, paved pathway leading to a wooden pedestrian gate giving access to the rear drive and lane with allocated parking space.

## Services

EPC Rating:64

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band B





*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*