



HEARNES

WHERE SERVICE COUNTS

Alderholt, Fordingbridge, Hampshire, SP6 3RB

FREEHOLD

Situated within a village location is this two bedroom semi-detached house presented in good order throughout and is ideal for a first time buyer, investment property or for someone looking to downsize. Alderholt is located on the edge of Fordingbridge with a primary school, local Co-op shop including a Post office, popular public house, part-time Doctor's surgery, church and village hall and sports ground. The nearby towns of Fordingbridge and Ringwood provide a greater range of shops, health and recreational facilities. The local road network provides ready access to the regional centres of Salisbury, Bournemouth and Southampton, where there are mainline rail links and airports at the latter two. The outdoor enthusiast is well catered for with the New Forest within a short drive providing excellent walking, cycling and riding. Further benefits include double glazing and allocated parking.

The accommodation comprises of an entrance hall with under stairs storage cupboard and oak effect laminate flooring which continues through to the sitting/dining room. The kitchen offers a range of cream gloss floor and wall mounted units, complementing oak effect worksurfaces, space for a freestanding cooker with a chimney style extractor over, space for washing machine and fridge freeze and tiled splashbacks. The sitting/dining room has an access door opening on to the rear gardens.

The first floor landing provides access to the two double bedrooms with bedroom two having an airing cupboard housing the immersion heater. They are both serviced by the partially tiled bathroom which has a panelled bath with shower attachment with rainfall showerhead over, pedestal wash hand basin, low level WC and light grey wood effect vinyl flooring.

The front of the property is approached via a tarmac pathway providing access to the covered porch and the useful brick outbuilding. The front garden is laid to shingle for low maintenance with shrub borders and bounded by wood panelled fencing and mature hedging. The south facing rear garden is also laid to shingle with paved patio areas and gated access to the two allocated parking spaces.

COUNCIL TAX BAND: C

ENERGY PERFORMANCE RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

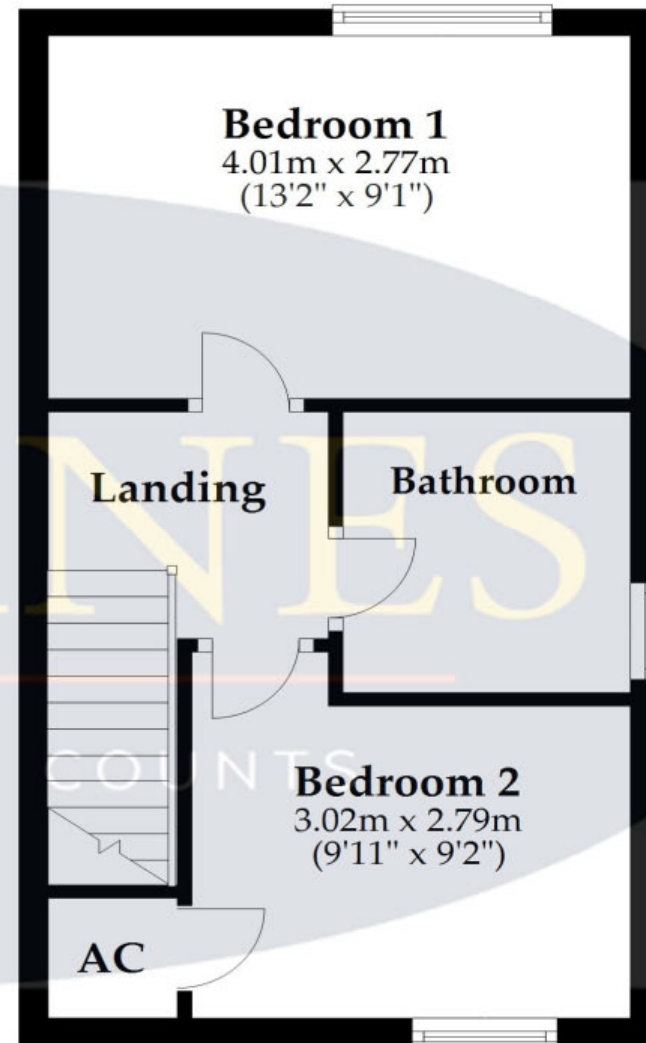
Ground Floor

Approx. 27.6 sq. metres (296.8 sq. feet)




First Floor

Approx. 30.0 sq. metres (323.1 sq. feet)



Total area: approx. 57.6 sq. metres (619.9 sq. feet)

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

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