



HEARNES

WHERE SERVICE COUNTS

Alderholt, Fordingbridge, Hampshire, SP6 3BL

FREEHOLD

A well-presented three bedroom semi-detached house set within a quiet cul-de-sac overlooking the green located in the pleasant village of Alderholt that provides a primary school, local Co-op shop including a Post office, popular public house, part-time Doctor's surgery, church hall, village hall, and sports ground. The town of Fordingbridge provides a greater range of shops, health and recreational facilities and 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 National Park within a short drive providing over 140,000 acres of heathland, and is a haven for a variety of outdoor pursuits including cycling, walking and horse riding.

The property comprises; a covered porch with separate doorway access to the side and rear garden, a spacious hallway with laminate flooring, Kitchen with a range of floor and wall mounted units, tiled splash backs, stainless steel single bowl sink and drainer, 4 ring gas hob, with extractor over, integral electric oven, space for a fridge freezer, space and plumbing for a washing machine and serving hatch. A dual aspect sitting/dining room with French doors opening onto and overlooking the rear patio and garden.

The first floor landing gives access to three bedrooms with the master double bedroom benefitting from fitted wardrobes, bedroom two also being a double bedroom and bedroom three being a single, all served by the fully tiled family bathroom.

The front of the property is approached via a tarmac driveway offering off road parking, access to the covered porch, single garage and lawn area to the side. The rear garden has a raised lawn area, a patio adjoining the rear of the property, a sun deck, shrub and lower boarders and a summer house (to be included subject to negotiations) all enclosed by wood panelled fencing.

COUNCIL TAX BAND: C

ENERGY PERFORMANCE RATING: C

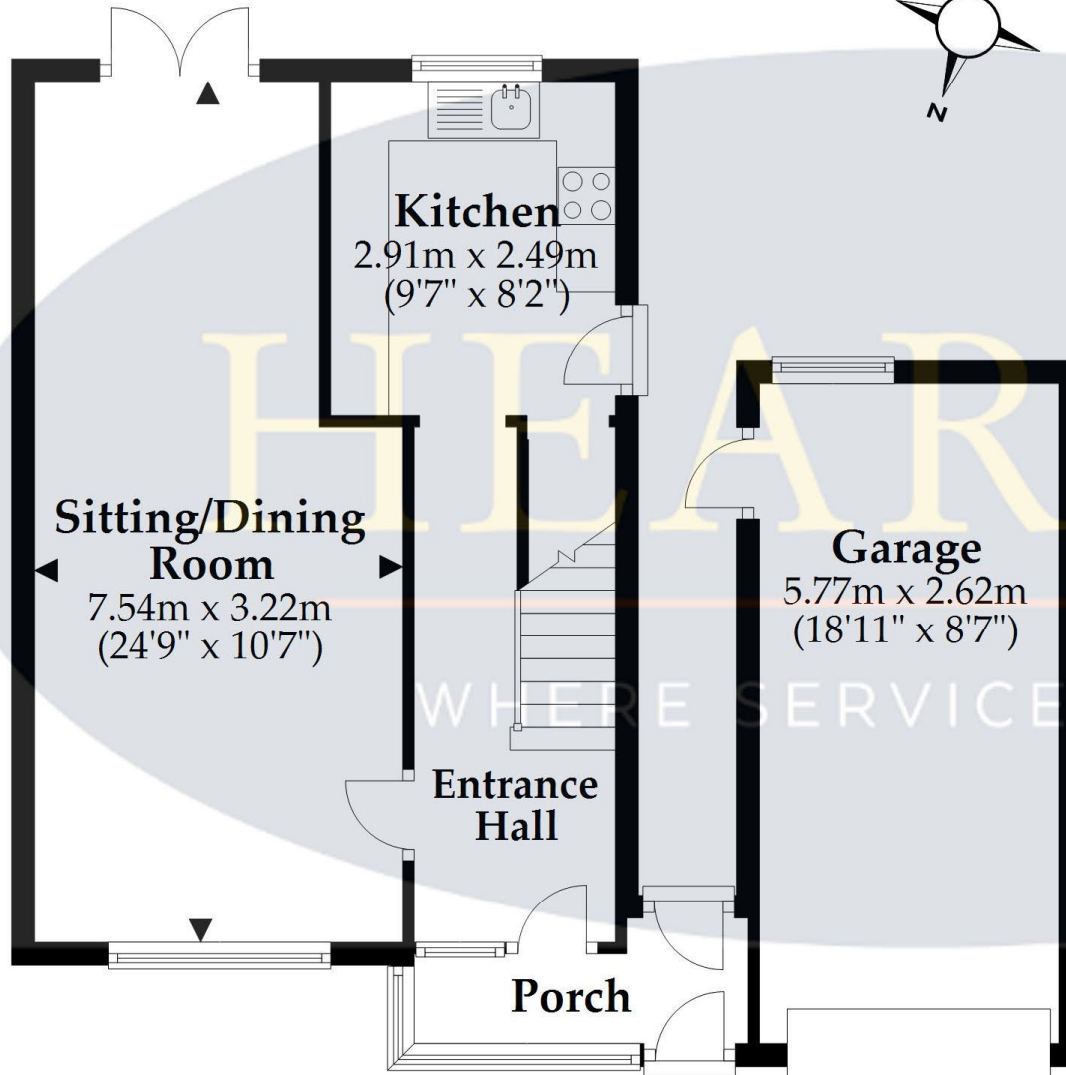
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



Open green opposite

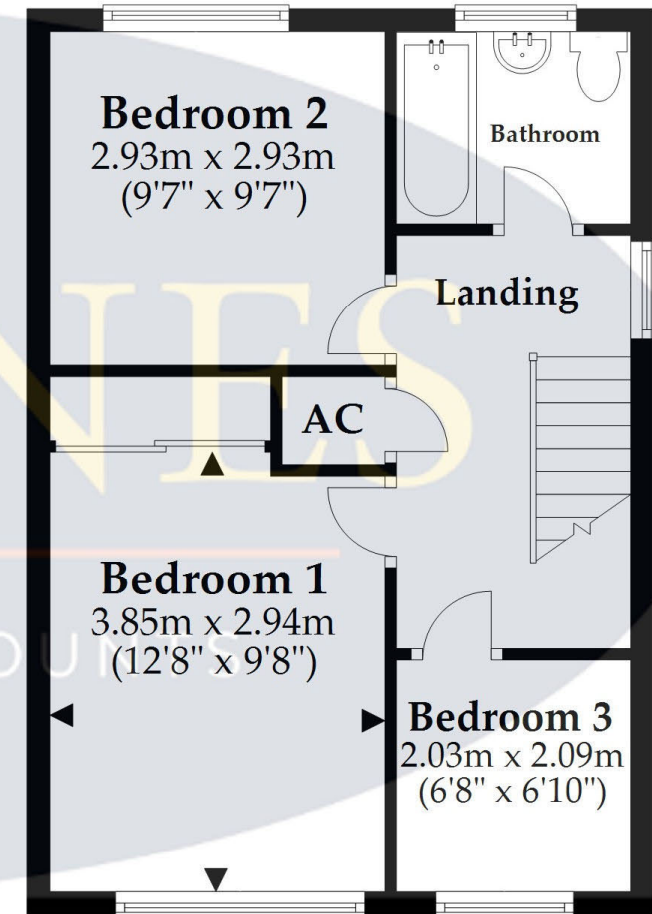
Ground Floor

Approx. 56.3 sq. metres (605.9 sq. feet)



First Floor

Approx. 38.4 sq. metres (412.9 sq. feet)



Total area: approx. 94.6 sq. metres (1018.7 sq. feet)

