



AUGUSTUS AVENUE, FORDINGBRIDGE, SP6

£365,000 FREEHOLD

Winkworth



51 AUGUSTUS AVENUE, FORDINGBRIDGE, HAMPSHIRE, SP6 1FL

A modern three-bedroom, semi-detached home also offering a large open plan kitchen/living room, ample storage, a downstairs cloakroom and a well-proportioned family bathroom.

Outside, there is a spacious driveway and a tidy rear garden with a patio. There is a practical layout, whilst still creating a welcoming atmosphere.

AT A GLANCE:

Ground Floor:

- Open Plan Kitchen/Living Room
- Downstairs Cloakroom
- Storage

First Floor:

- Two Double Bedrooms
- One Single Bedroom
- Family Bathroom
- More Storage

Outside:

- Ample Parking
- Large Rear Garden

SERVICES:

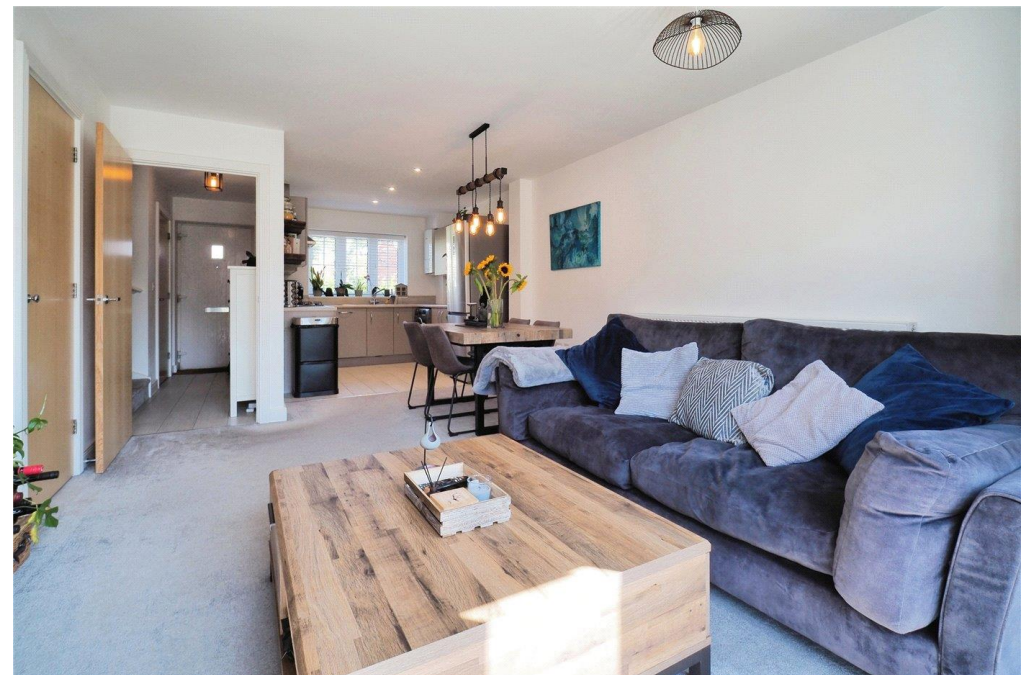
- Mains gas, electricity, water and drainage
- EPC Band B
- Council Tax Band C

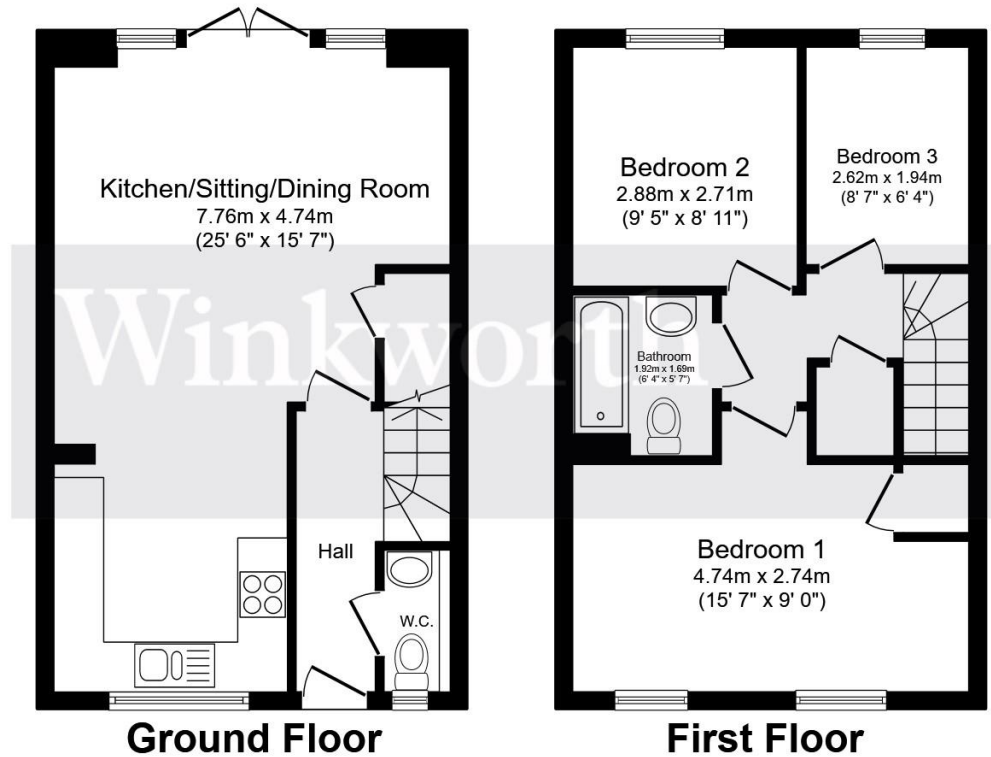


LOCATION

Augustus park is conveniently located on the outskirts of the popular market town of Fordingbridge and enjoys access to multiple dog walking hotspots. When developing Augustus Park a children's play park was created as well as an area of sustainable natural alternative greenspace (SANG) land with boardwalks around and over the river, gravel paths, dog walking dipping areas and seating.

Popular with commuters, Fordingbridge has a variety of shops, bars and restaurants, with a beautiful recreational area/park, doctors and dental surgeries and is the gateway to the New Forest. The A338 leads to Ringwood, A31 to the South Coast and Bournemouth and M27/M3 to London. As well as being within convenient driving distance of the beautiful Dorset beaches and Hampshire's brilliant New Forest, Fordingbridge is well positioned to take advantage of the International Airports located in Bournemouth and Southampton.





Total floor area 74.1 m² (798 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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