



Augustus Avenue, Fordingbridge SP6 1FL

welcome to

Augustus Avenue, Fordingbridge

Fox & Sons Proudly Presents A beautifully presented modern two-bedroom semi detached home offering driveway parking, a bright open-plan kitchen/living room, spacious rooms with lots of storage options and an attractive enclosed rear garden. Set back from the road offering privacy and peace

Step Inside

Stepping inside, the entrance hall creates a bright and welcoming first impression. The ground floor includes a useful cloakroom before opening into the main kitchen and living space, which extends across the rear of the property.

This sociable room is one of the home's strongest features. The kitchen is fitted with a contemporary range of light-coloured cabinetry, contrasting work surfaces and integrated appliances, while leaving ample room for both dining and comfortable seating. French doors draw in plenty of natural light and open directly onto the garden, creating a natural connection between the interior and outside space. Whether enjoying a quiet morning coffee, entertaining friends or opening the doors during the warmer months, this is a room that feels easy to live in and is something for everyone!

Upstairs

Upstairs, the landing leads to two comfortable bedrooms. The principal bedroom is presented in a calm, neutral style and benefits from fitted wardrobe storage, and plenty of space for much more.

The second bedroom is also nicely proportioned, making it suitable as a guest bedroom, child's room or dedicated home office.

Boasting lots of cupboard space and room to make this as versatile as you would like.

Completing the first floor is a stylish shower room fitted with a glazed shower enclosure, wash basin and WC, finished with modern tiling and contemporary fittings.

Come Outside

Outside, the enclosed rear garden has been arranged to offer both practicality and enjoyment.

A paved patio immediately outside the French doors provides an ideal place for outdoor dining, while the adjoining lawn and planted borders create a pleasant green outlook. The garden is well enclosed, easy to maintain and offers a useful space for relaxation, entertaining or family life. , with little or no overlooking

Driveway parking is positioned to the front, and the house is set back from the road and lined with luscious greenery for extra privacy.

The property's EPC rating of B adds further appeal for buyers looking for a comfortable and energy-efficient modern home.

With a well-balanced layout, attractive garden and tasteful presentation throughout, 55 Augustus Avenue would make an excellent first purchase, downsizing opportunity or investment in Fordingbridge





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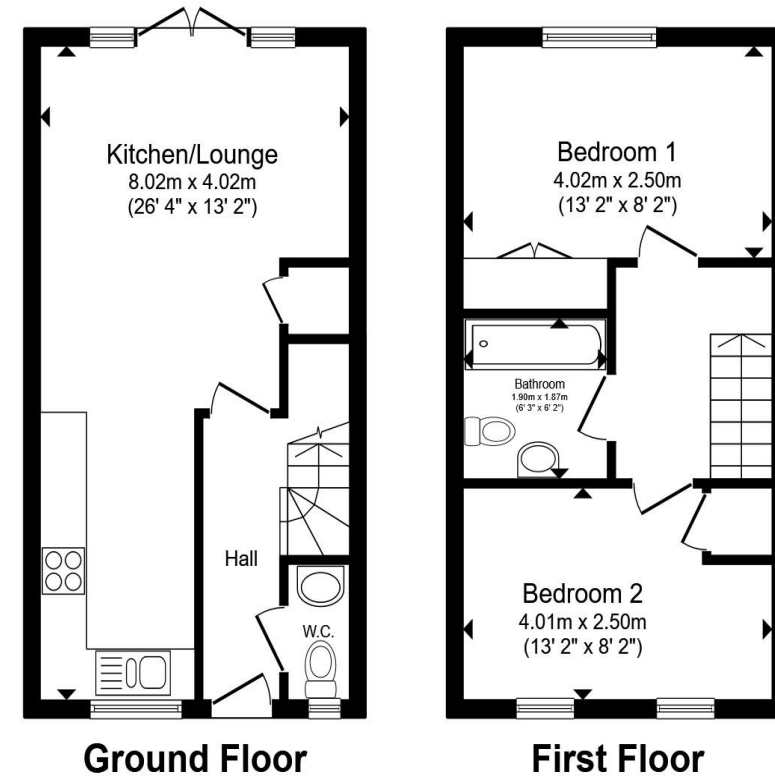
Augustus Avenue, Fordingbridge

- Immaculate and Move In Ready
- Private and Peaceful Setting
- Large Private Garden
- Private Driveway Set Back from the Road with Front Garden
- 2 Large Bedrooms with Lots of Storage Options

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£315,000



Total floor area 61.6 m² (663 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.propertybox.io

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