

Spacious & Modern 3-Bedroom End-Of-Terrace House with South Facing Garden

Tenure: Freehold

Approx 83sq meters (893 sq ft)

**15 Victory Way, St Leonards,
Ringwood, BH24 2FA**

Price £360,000

- Wide Entrance Hall
- Spacious Kitchen/Diner
- Bright & Airy Lounge
- 2-Double Bedrooms
- Bedroom 3/Study
- Modern Bathroom & En-Suite Shower
- Downstairs WC
- Delightful South Facing Rear Garden
- 2-Allocated Parking Bays
- Solar Panels Owned By Property
- Gas Central Heating
- EPC Rating; B / Council Tax Band: D

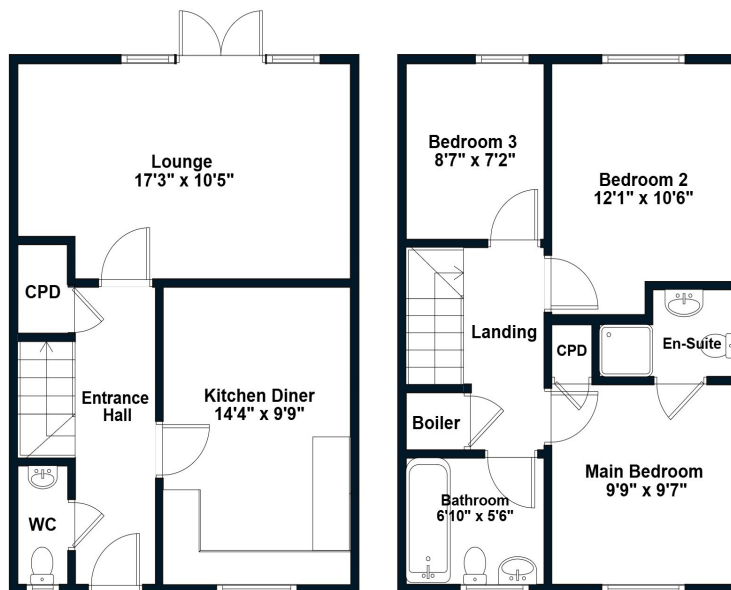
A deceptively spacious, end-of-terrace house, situated within the award winning Victory Oak development. The development is surrounded by fantastic Heathland walks, and good transport links provide easy access to nearby amenities. The property has well-planned accommodation with generous room dimensions throughout, including a kitchen/dining area and lounge that leads onto a delightful, south facing rear garden. Built to modern standards, the property is exceptionally well insulated. Combined with the solar panels, this creates a highly energy-efficient home.

Accommodation and approximate room sizes:

- **Entrance Hall:** Wide entrance hall. Large under-stair storage cupboard.
- **Downstairs WC:** Wash basin & WC.
- **Lounge:** A generous room with ample space for lounge suite. Large windows and double doors onto south facing rear garden.
- **Kitchen/Diner:** Extensive range of floor and wall cupboards. Built-in oven & gas hob with cooker hood over. Space for washing machine, dishwasher & tall fridge/freezer. Ample space for large dining suite.
- **Landing:** Hatch to insulated & boarded loft space with ladder fitted. Large airing cupboard housing Gas boiler.
- **Bedroom 1:** Double bedroom with storage cupboard and window to front aspect.
- **En-Suite:** Stylish tiled shower cubicle, wash basin & WC. Tall heated towel rail.
- **Bedroom 2:** Double bedroom with outlook to rear garden.
- **Bedroom 3:** Single bedroom with outlook to rear garden.
- **Bathroom:** Modern suite including panelled bath with mixer tap & thermostatic shower attachment with glass screen. Wash basin & WC. Heated towel rail. Tiled walls.
- **Delightful south facing rear garden,** predominantly laid to artificial lawn with a spacious patio area at the rear of the property, and a gravelled area at the end of the garden.
- **Rear gate to 2 allocated parking bays.**
- **Solar Panels Owned By Property**
- **Council Tax Band 'D'**
- **Energy Rating 'B'**
- **No Service Charge**
- **Gas Central Heating**
- **PVCu Double Glazing**



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05221



This drawing has been prepared for diagrammatic purposes only. Not to scale.



Rear Elevation



Spacious Kitchen/Diner



Bright Living Room



Modern Bathroom



Bright & Airy Accommodation



South Facing Garden