



10 Victoria Gardens

Ringwood, BH24 1FD

SPENCERS
NEW FOREST





The Property

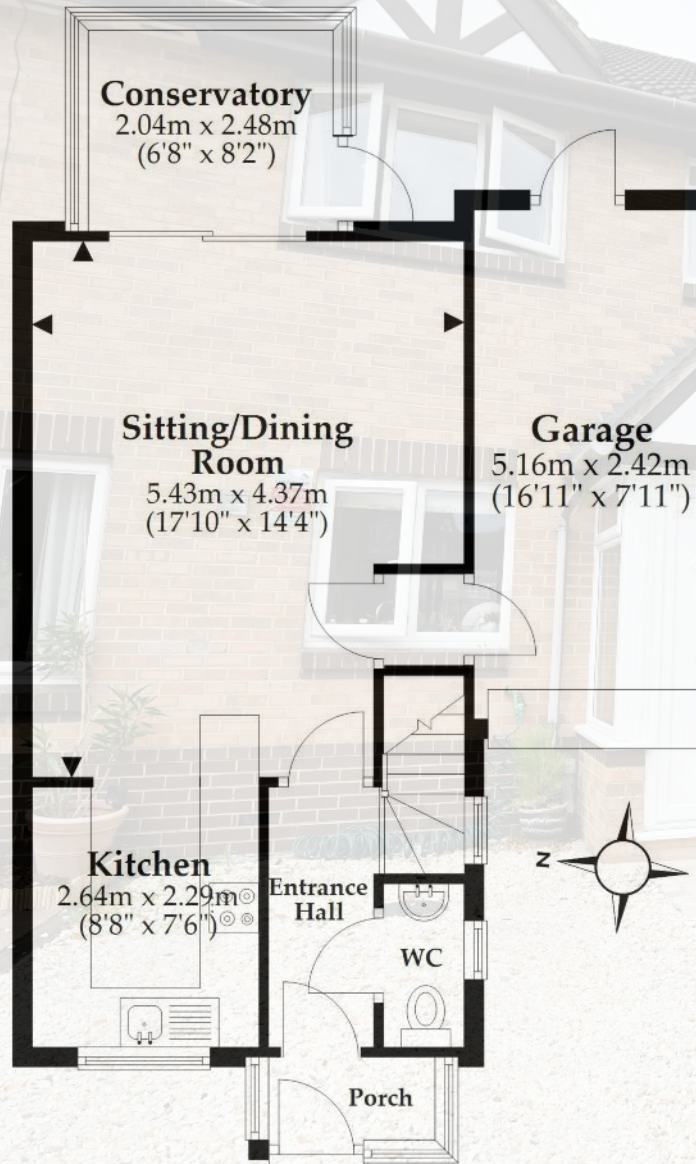
A well presented, three bedroom, end of terrace house, nestled in a quiet cul-de-sac position in Ringwood. With spacious and bright accommodation throughout, this could be an ideal family home.

- A modern kitchen, with breakfast bar/island, integrated appliances such as oven, microwave, electric induction hob and featuring underfloor heating.
- The kitchen area recently underwent a comprehensive refurbishment as well as an opening up to the reception room, resulting in a living/dining/kitchen area which flows effortlessly.
- The living room features attractive wood flooring and acts as a connecting hub to the:
- Substantial and appealing conservatory, which has a generous area ideal for dining/retreating. The conservatory also benefits from underfloor heating.
- A WC completes the ground floor accommodation.
- A principal double bedroom with fitted wardrobes and a pleasant outlook onto the rear garden.
- Family bathroom with contemporary feel, including a walk-in shower, plenty of vanity units and storage.
- A double guest bedroom
- Further bedroom, which could be well utilised as a study/office

FLOOR PLAN

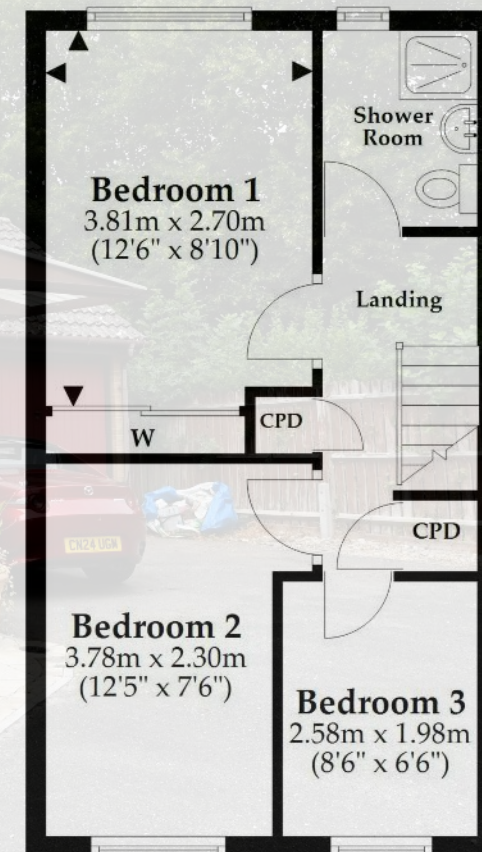
Ground Floor

Approx. 55.6 sq. metres (598.1 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.2 sq. feet)



Total area: approx. 91.3 sq. metres (982.4 sq. feet)

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





Situation

Ringwood town centre is approximately $\frac{3}{4}$ of a mile away, offering an excellent array of independent and high street shops, cafes and restaurants as well as two supermarkets. The easily accessible A338 links to the larger coastal towns of Bournemouth and Christchurch, which are approximately 8 miles South, and Salisbury, approximately 18 miles North. Southampton is approximately 18 miles East via the A31, and London, by car, approximately 2 hours distant.

Services

Energy Performance Rating: TBC

Council Tax Band: D

All Mains Connected

Freehold

Available download speeds of 1,000 Mbps (Ultrafast)





Gardens and Grounds

Rear garden with patio area and landscaped garden, consisting of a neat lawn. This outside space is both private and secluded, featuring a welcoming feel, ideal for alfresco dining.

Attractive approach with pebble dash parking area, along with driveway with space for additional car, as well as a garage, serving well as a storage/workshop/hobby and generous off-road parking.

Directions

From Ringwood, proceed along Mansfield Road until approaching a roundabout where you proceed onto Christchurch Road. Take the next left at the roundabout signposted Hightown before turning left into Waterloo Way (after 150M). Once in Waterloo Way, fork left into Victoria Gardens where the property will be located towards the end of the cul-de-sac.



Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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