

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**VICTORIA LODGE, 2B
VICTORIA ROAD,**

OFFERS OVER £274,950

Located in a highly regarded residential area of Newtownards, Victoria Lodge is an attractive three bedroom detached bungalow occupying a generous corner site, offering spacious, well-appointed accommodation all on one level. This excellent home is ideally suited to a range of purchasers including downsizers, families or those seeking convenient, single-storey living close to local amenities.

Internally, the property comprises a welcoming entrance hall with tiled flooring, double cloakroom and linen storage, along with access to the roofspace. The bright living room provides a comfortable reception space, while the generous kitchen is fitted with a modern range of high and low level units, wood effect work surfaces and a range of integrated appliances, with ample space for dining and direct access to the rear garden.

The property offers three well-proportioned double bedrooms, including one benefiting from built-in robes. The family bathroom is finished with a white suite, including both a panelled bath and separate corner shower cubicle, complemented by fully tiled walls and flooring.

Externally, the property benefits from its corner position, offering a generous front garden laid in lawn with mature plants and shrubs, and a large driveway providing ample parking and access to a detached garage. The enclosed rear garden is ideal for relaxing or entertaining, featuring a paved patio area, raised decking leading to a summerhouse, raised flowerbeds and a pond. The detached garage, complete with power and light, along with an additional workshop, further enhances the appeal of this superb home.



Key Features

- Attractive three bedroom detached bungalow occupying a generous corner site in Newtownards
- Bright living room providing a comfortable and inviting reception space
- Three well-proportioned double bedrooms, including one with built-in robes
- Generous gardens with mature planting, large driveway, detached garage and additional workshop space
- Spacious and well-presented accommodation all on one level, ideal for a range of purchasers
- Modern fitted kitchen with range of units, integrated appliances and space for dining
- Family bathroom with white suite, panelled bath and separate corner shower cubicle
- Well Maintained Throughout And Decorated To A Good Standard



Accommodation

Comprises:

Entrance Hall

Tile floor, double cloakroom, double linen cupboard, access to roofspace.

Living Room

14'5" x 14'1"

Dual aspect.

Kitchen

25'3" x 11'1"

Modern range of high and low level units, wood effect work surfaces with matching upstands, integrated fridge and freezer, space for range cooker, integrated extractor hood, 1¼ bowl stainless steel sink unit with mixer tap and drainer, integrated dishwasher, plumbed for washing machine, tiled floor, open to dining area, door to rear garden.

Bedroom 1

15'1" x 10'2"

Double room, wood laminate flooring.

Bedroom 2

12'5" x 9'10"

Double room.

Bedroom 3

10'2" x 9'10"

Double room, built-in robes.

Bathroom

White suite comprising, vanity unit with mixer tap and storage, low flush wc, panelled bath, corner shower cubicle with overhead shower and glazed shower door. Fully tiled walls and floor.

Outside

Front garden in lawn with mature plants and shrubs, large driveway with parking for multiple vehicles, access to garage.

Rear garden in lawn paved entertaining area, raised decked area to summerhouse, raised flowerbeds and pond.

Detached Garage

Roller shutter door, power and light. Workshop with power and light.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk











Ground Floor



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 83 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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