



## Rowan Court, Sandy

£230,000

- CHAIN FREE
- ideal first time buy
- New Kitchen & shower room
- Cul de sac location
- Two bedrooms
- Enclosed rear garden
- Well presented
- Allocated parking for car

**\*\*CHAIN FREE\*\*** Well presented two bedroom home with a private garden and allocated parking, situated in a quite cul-de-sac location. The accommodation comprises of sitting room, fitted kitchen, two bedrooms, bathroom, delightful private garden and allocated parking for one vehicle. Situated within close proximity of the town centre and train station. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years.



Council Tax Band: B



## Ground Floor

### Lounge

12'7" x 11'6"

### Kitchen

11'7" x 6'6"

## First Floor

### Master Bedroom

11'7" x 10'4"

### Bedroom 2

12'4" x 6'7"

### Bathroom

### Externally

### Garden

Enclosed by timber fence, gated side access, mainly laid to lawn with patio area leading to front door

### Parking

one allocated space

### Agent Disclaimers

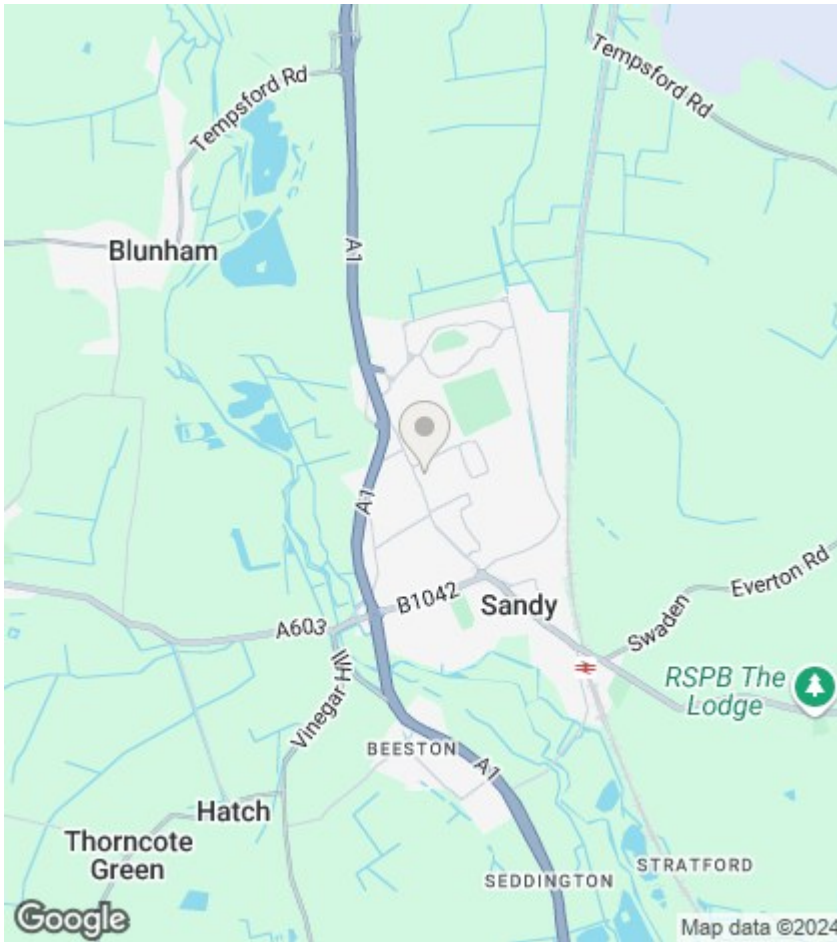
- Lane & Browns give notice that these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(i) Any areas, distances or measurements are for guidance only, along with text, photographs and floor plans and buyers are advised to check measurements before committing to any expense.

(ii) It should not be assumed that the property has all the necessary planning, building regulations or other consents. Purchasers must satisfy themselves by inspection/survey and legally.

(iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services or kitchen appliances has not been checked by the Agents

(iv) We may refer you to recommended services such as Conveyancing, Financial Services, and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.



## Directions

## Viewings

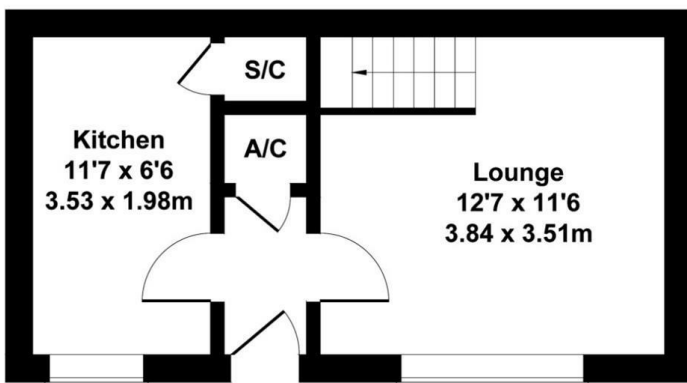
Viewings by arrangement only. Call 01767 691122 to make an appointment.

## EPC Rating:

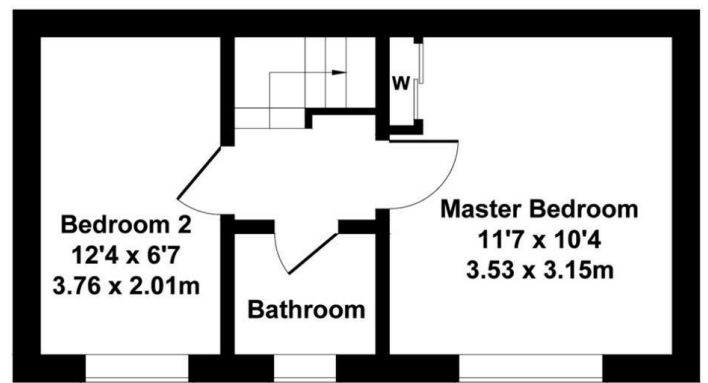
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area  
535 sq ft - 50 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021  
For Illustrative Purposes Only.