



Rowan Drive

Brandon, IP27

Offers in excess of £210,000

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Description

Situated in the desirable cul-de-sac of Rowan Drive, this fully renovated and refurbished semi-detached bungalow presents an excellent opportunity for those seeking a modern and comfortable home. With no onward chain, this property is ready for immediate occupancy, making it an ideal choice for first-time buyers or those looking to downsize.

Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious inner hall. The lounge offers a bright and inviting space, perfect for relaxation. The brand new kitchen is a highlight of the home, designed with contemporary fittings and ample storage, and it seamlessly connects to a conservatory at the rear. The conservatory opens up to the low-maintenance garden, which is thoughtfully laid to patio with bark chipping borders, with both a side and rear gate. The front of the home also enjoys low maintenance, being block paved, and there is also a nearby garage en bloc, providing extra storage or parking options.

The bungalow features two well-proportioned bedrooms, ideal for guests or family, along with a brand new family bathroom that boasts modern fixtures. The property is equipped with sealed unit UPVC windows and doors, ensuring energy efficiency, while gas-fired central heating and solar panels contribute to a B-rated EPC, making it both economical and environmentally friendly.

The location is particularly appealing, with the Tesco supermarket just a short distance away, and Brandon Country Park nearby, perfect for outdoor exploration and dog walking.

This beautifully presented bungalow on Rowan Drive is a rare find, combining modern living with a peaceful setting. It is a must-see for anyone looking to enjoy a comfortable lifestyle in a sought-after area.

An internal viewing is now available, contact Molyneux Estate Agents of Brandon to arrange.

Measurements

Entrance Hall

Lounge - 15' 9" x 10' 10"

Kitchen - 10' 10" x 8' 10"

Conservatory/ Sun Room - 17' x 5'4"

Bedroom 1 - 11' 10" x 9' 11"

Bedroom 2 - 9' 2" x 7' 10"

Shower Room - 7' 3" x 4' 10"

Garage - 16' 10" x 8' 6"

Agents Note

Council Tax band - A

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

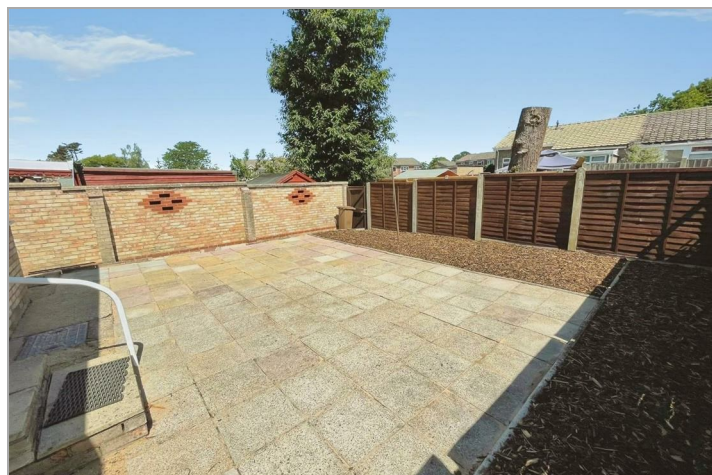
Tel: 01842 818282

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

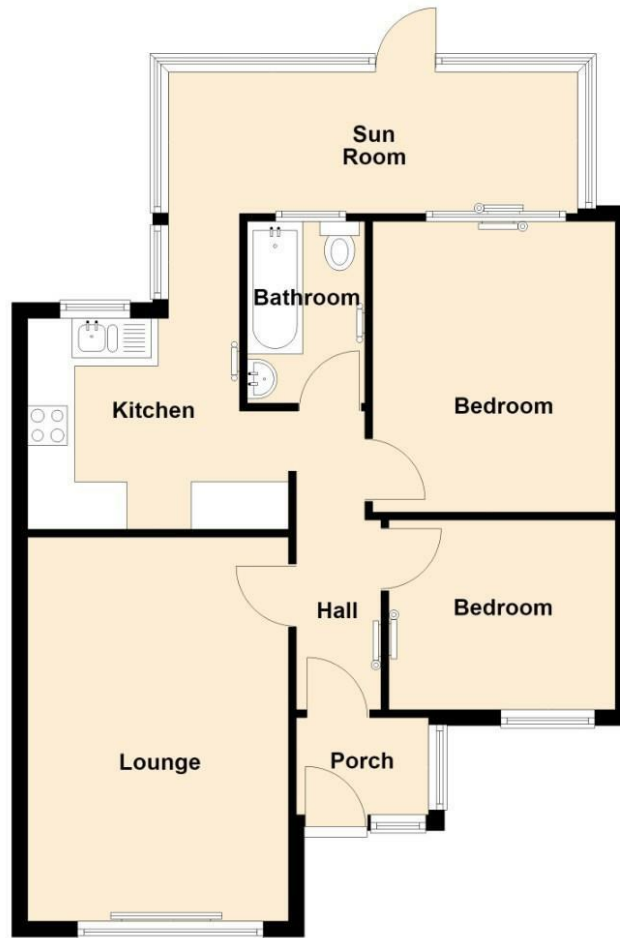
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



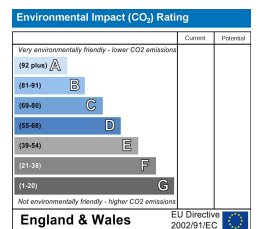
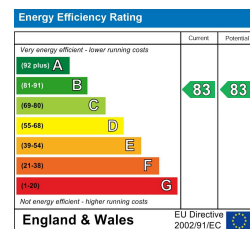


Ground Floor



Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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