



Sandy Lane Court, Upper Rissington

Offers in Region of £270,000



A beautifully presented two double bedroom terraced house located in the popular village of Upper Rissington, is within walking distance of local amenities and the outstanding Rissington primary school.

Entering the property, you are welcomed into a front entrance hallway, which provides access to the stairs leading to the first floor and opens into the spacious living room at the rear of the house, it offers plenty of room for both relaxing and entertaining, and benefits further from a log burner and double patio doors out into the rear garden. To the front of the property, the kitchen is thoughtfully arranged with ample worktop and storage space, creating a practical area for everyday cooking.

The first floor offers a generous double bedroom with built-in storage, alongside a well-appointed main bathroom, with bath and overhead shower. Stairs continue to the second floor, where a further spacious double bedroom enjoys a degree of privacy, making it ideal as a principal bedroom, guest suite or home office.

Outside, there is a low maintenance rear garden, with patio and raised bedding running down either side. The property also has one allocated parking space and a communal green space shared with the other residents.

EPC: E

Council Tax Band: C

Tenure: Freehold

Upper Rissington occupies an elevated location between the Windrush and Evenlode Valleys and offers easy access to the A424 road as well as Bourton on the Water. Upper Rissington has a fantastic shop, pharmacy, and gym as well as a village hall where many classes and events take place throughout the year. There is also the Rissington Primary School.

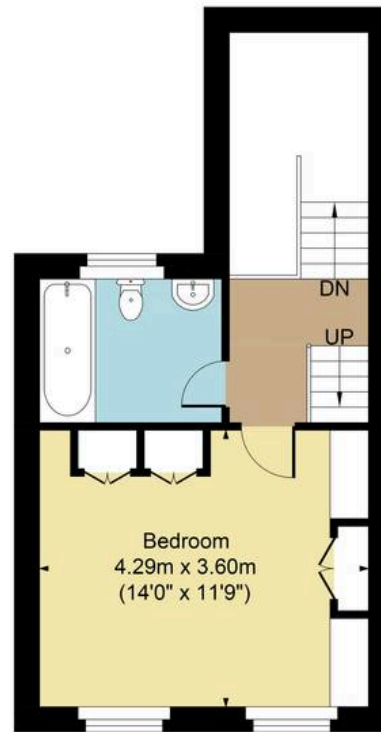




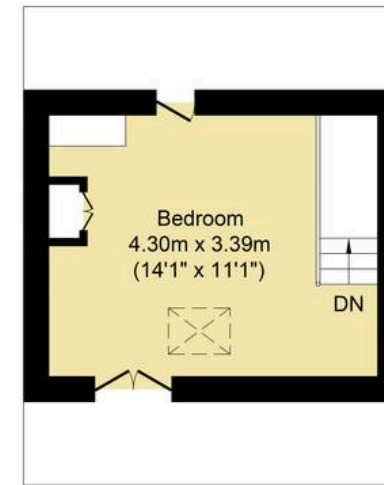
Main House Approx. Gross Internal Area:- 73.85 sq.m. 795 sq.ft.



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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