



**£285,000**  
**34 Oak Tree Close**  
Rowlands Castle, PO9 6FB

## PROPERTY SUMMARY

Situated in a sought-after cul-de-sac in Rowlands Castle, this well-presented two-bedroom cluster house offers bright and modern living throughout. The property features a stylish open-plan kitchen/living space and a contemporary fitted bathroom. Outside, there is a private garden providing a pleasant space to relax or entertain. The home also benefits from an allocated parking space, double glazing and gas central heating. Located on the edge of the South Downs National Park, Rowlands Castle with its village green and train station, with commuter links to London, also has a range of eateries. Ideal for first-time buyers this attractive home combines convenience with a peaceful residential setting. Contact us to arrange a viewing.





**ENTRANCE HALL**

**KITCHEN/LIVING ROOM 17' 7" x 10' 8" (5.36m x 3.25m)**

**WC 5' 6" x 2' 11" (1.68m x 0.89m)**

**BEDROOM ONE 20' 8" x 9' 10" (6.3m x 3m)**

**BEDROOM TWO 7' 9" x 7' 8" (2.36m x 2.34m)**

**BATHROOM 6' 4" x 6' 8" (1.93m x 2.03m)**

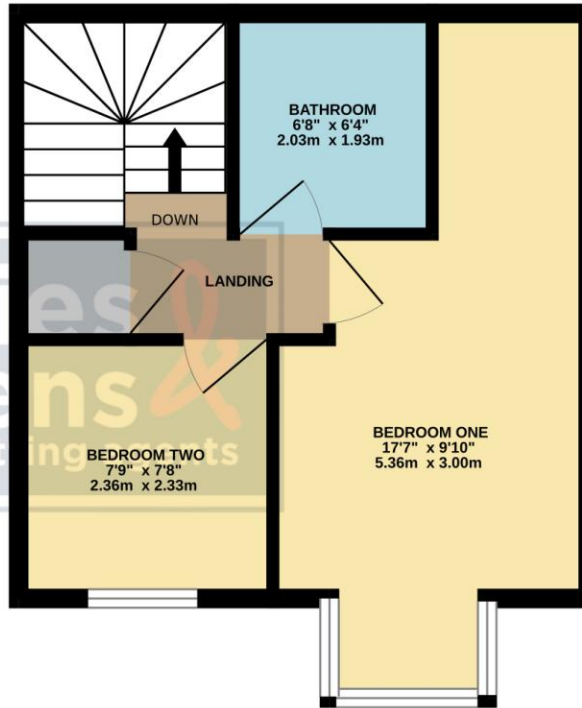
**GARDEN**



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
East Hampshire District Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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 conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
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