



**Rowan Drive, Brandon, IP27 0HJ**

**welcome to**

## **Rowan Drive, Brandon**

NO ONWARD CHAIN - a one bedroom cluster bungalow on the popular Rowan Drive in Brandon, offering a FULL REFURBISHMENT OPPORTUNITY with EXCELLENT SCOPE TO ADD VALUE or achieve a STRONG RENTAL RETURN - viewing essential!

### **Summary**

Offered to the market with no onward chain and positioned within easy walking distance of Brandon's town centre and its wide range of amenities, this one bedroom cluster bungalow presents an exciting opportunity for first time buyers, investors or those seeking a renovation project.

Located along the popular Rowan Drive, the property requires full refurbishment throughout, but in doing so offers fantastic scope to modernise, reconfigure and truly make it your own. For buyers with vision, this is a chance to add significant value in a well established residential area.

The accommodation currently comprises a bright living room, separate kitchen, bedroom and bathroom, forming a practical layout with clear potential for enhancement.

For investors, once refurbished with a modern kitchen and bathroom, there is potential to achieve a rental income in the region of £1,150pcm, offering an attractive yield and strong demand within the local rental market.

A rare opportunity to acquire a project in a convenient and popular location - early enquiries are recommended.

### **The Accommodation**

Entrance door to:

#### **Living Room**

With door to front, window to front and electric radiator.

#### **Kitchen**

With a range of fitted kitchen units at wall and base level with work surface over, space and point for oven, space for fridge/freezer, space and plumbing for washing machine, window to side and electric radiator.

#### **Bedroom**

With window to front and electric radiator.

#### **Bathroom**

With W.C, wash hand basin with taps over and panelled bath with taps and shower attachment over.

#### **Agents Note**

Please note that the sale of this property is subject to Letters of Administration. Please speak to the Branch for more information regarding potential timeframes.





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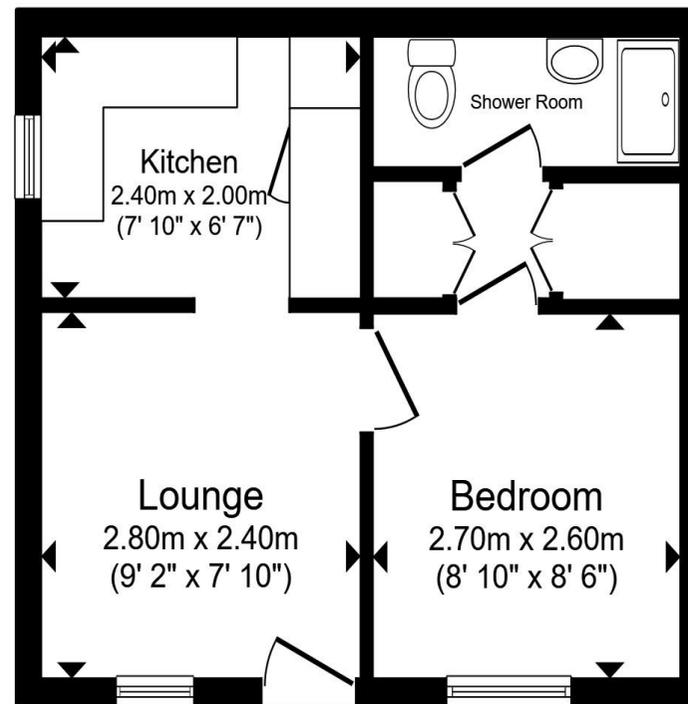
welcome to

## Rowan Drive, Brandon

- One Bedroom Cluster Bungalow
- Popular Location within Brandon
- Sold with No Chain!
- Walking Distance to Town Centre and Amenities
- Full Refurbishment Required
- Excellent Scope to Add Value
- Ideal Project for Investors or First Time Buyers
- Potential Rental Income Circa £1,150pcm (Post Renovations)

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

**£80,000**



Floor Plan

Total floor area 26.4 m<sup>2</sup> (285 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
BRD111100 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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