



£264,500
9 Durrants Gardens
Rowlands Castle, PO9 6BJ

PROPERTY SUMMARY

Situated on the outskirts of the picturesque and highly desirable location of Rowlands Castle, this two bedroom cluster style house makes for a great opportunity to live in this prestigious Hampshire village for an affordable price. The property accommodation consists of a lounge and separate kitchen on the ground floor, whilst on the first floor there are two double bedrooms and a bathroom. Outside the property has good sized gardens wrapping around from the front and side of the house which are well stocked with shrubs and trees creating a lovely peaceful woodland ambiance. Viewing highly recommended.





HALLWAY

KITCHEN 9' 7" x 9' 1" (2.92m x 2.77m)

LOUNGE/DINER 15' 3" x 11' 3" (4.65m x 3.43m)

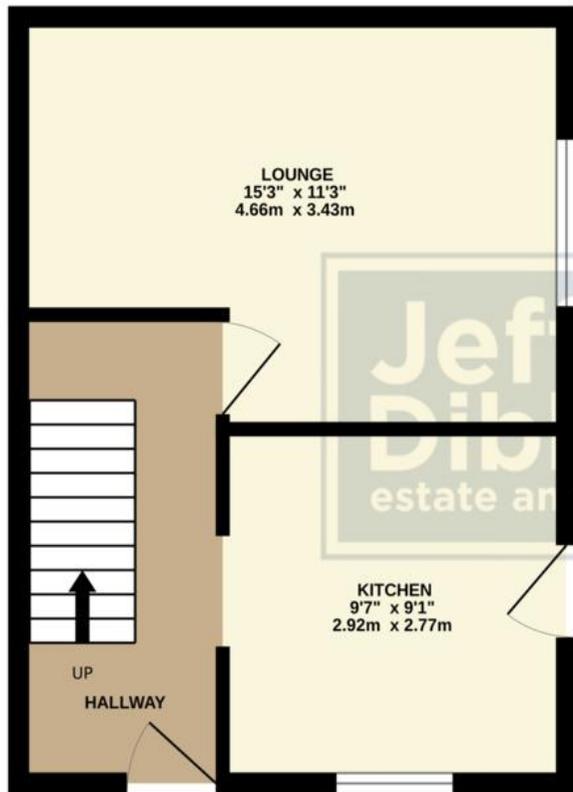
LANDING

BEDROOM ONE 13' 3" x 9' 7" (4.04m x 2.92m)

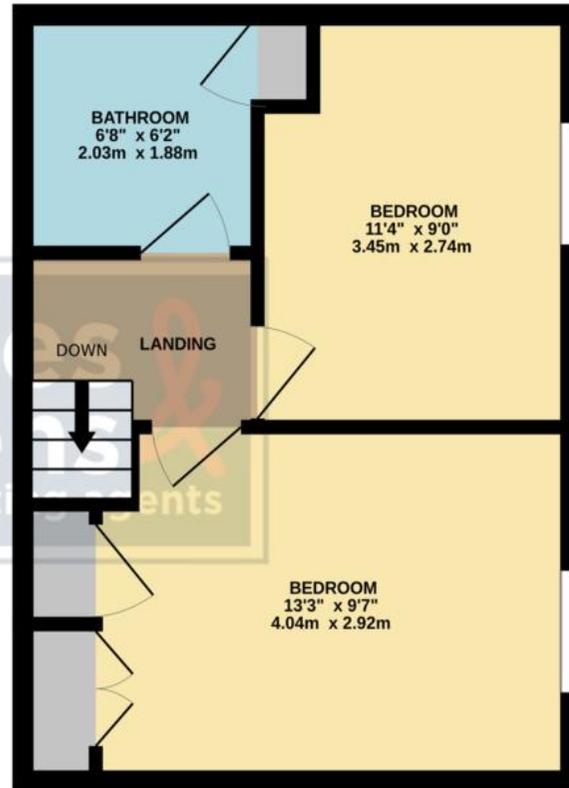
BEDROOM TWO 11' 4" x 9' 0" (3.45m x 2.74m)

BATHROOM 6' 8" x 6' 2" (2.03m x 1.88m)

GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 621sq.ft. (57.7 sq.m.) approx.

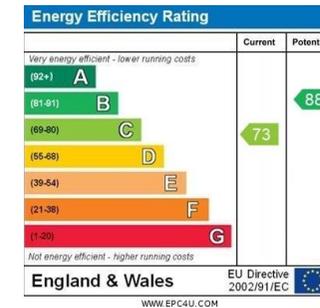
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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.



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