



# Rowan Drive

Brandon, IP27

Price £140,000

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## Description

Built in circa 1988, the property features a well-designed layout that includes a welcoming entrance hall, a cosy lounge, a functional kitchen, family bathroom, and a spacious bedroom, making it an ideal home for individuals or couples seeking a peaceful retreat.

One of the standout features of this bungalow is its generous rear garden, predominantly laid to lawn, providing an excellent space for outdoor relaxation or gardening enthusiasts. Additionally, a charming timber summer house adds a touch of character.

For those with vehicles, the property boasts two allocated parking spaces at the front, ensuring ease of access. The bungalow is equipped with electric heating and sealed unit UPVC windows and doors, contributing to a warm and energy-efficient living environment.

Conveniently located, this property is in close proximity to Tesco and the market square, offering a variety of amenities just a short stroll away. With no onward chain, this bungalow presents a fantastic opportunity for a smooth and hassle-free move. Whether you are looking to downsize or seeking a first home, this property is sure to impress with its charm and practicality.

## Anti-money Laundering (AML) and Identification

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.

## Measurements

Entrance Hall

Lounge - 17' 5" max x 10' 9" max

Kitchen - 10' 5" x 8' 1"

Bedroom - 10' 5" x 9'

Bathroom - 5' 11" x 5' 3"

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.

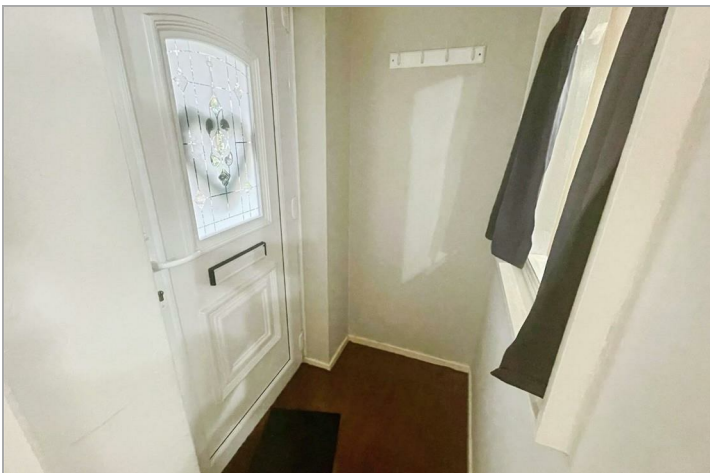
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon.

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.

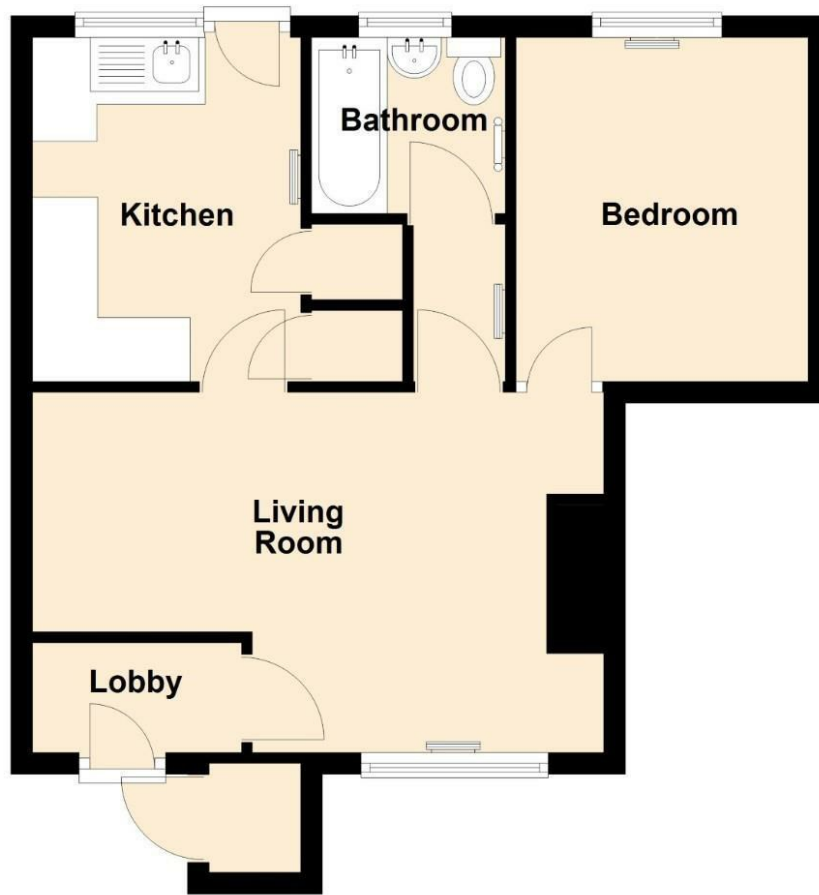
Tel: 01842 818282

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



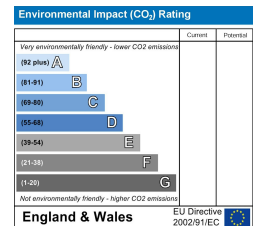
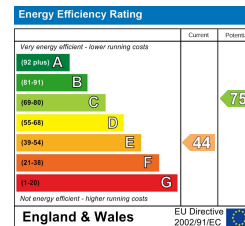


## Ground Floor



### 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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