



Sandy Lane Court, Upper Rissington



Situated in the popular cul-de-sac, Sandy Lane Court, in Upper Rissington, this two bedroom, mid-terraced offers a great opportunity for first time buyers and investors.

Through the front door, there is a wide hallway, to the left there is the contemporary shaker style kitchen, with integrated oven, fridge/freezer and dishwasher. At the end of the hallway, there is a bright spacious living room, which benefits from a bespoke storage along one wall, and double patio doors out onto the rear garden. Finishing off the ground floor, there is a downstairs WC/cloakroom. On the first floor, there is two good sized, double bedrooms, and a contemporary modern bathroom.

Outside, to the rear, there is a low maintenance garden consisting of lawn, patio and a garden shed at the bottom of the garden. At the front of the property there are two allocated, off street parking spaces.

This property is still within it's NHBC warranty, and benefits from gas central heating and double glazed windows.

EPC: B

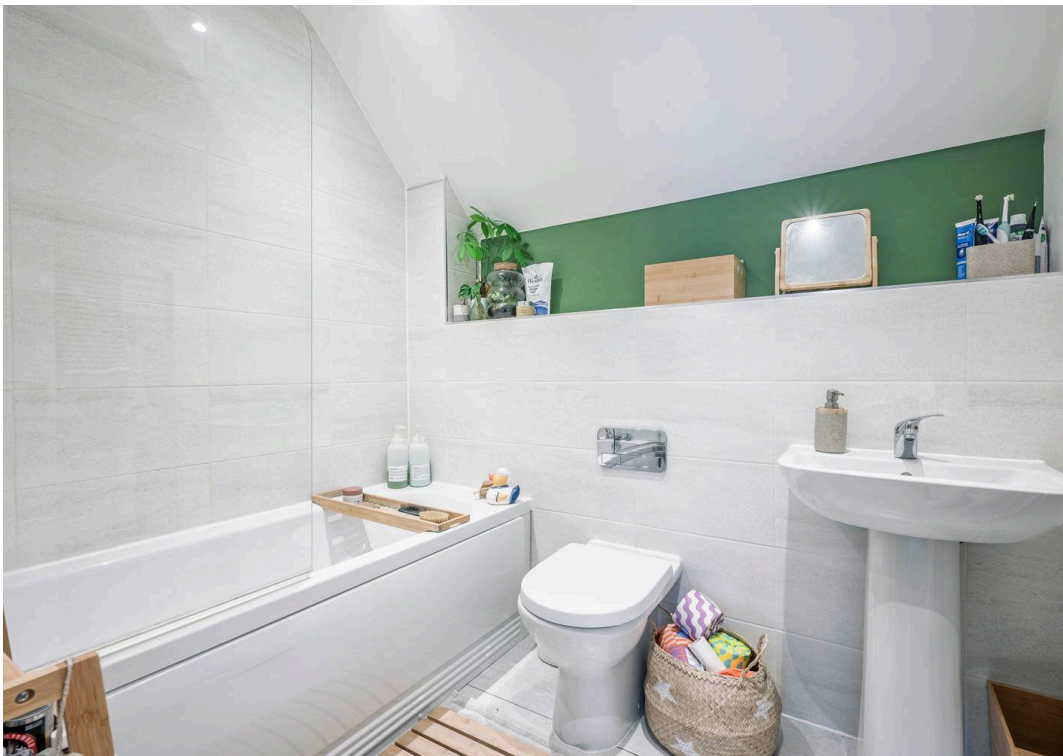
Council Tax Band: C

Tenure: Freehold

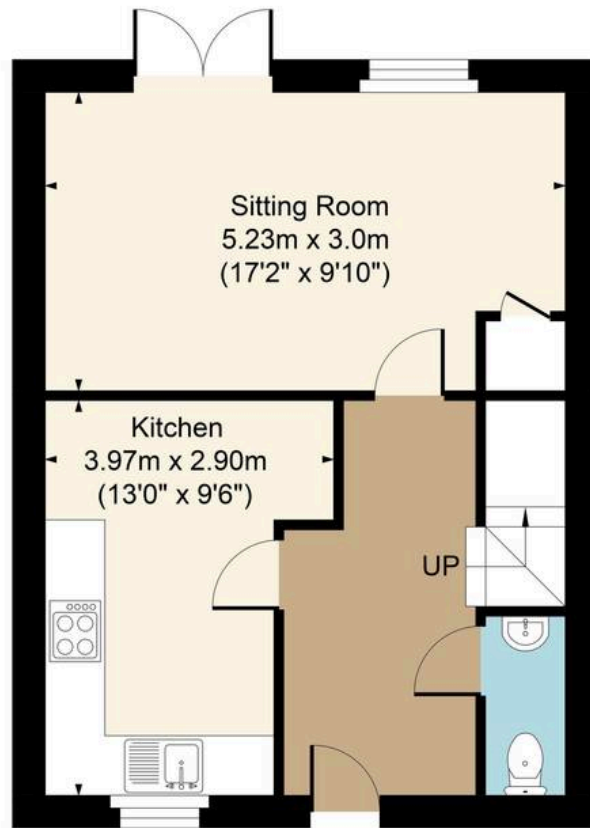
What3Words: ///weddings.mount.springing

Upper Rissington occupies an elevated location between the Windrush and Evenlode Valleys and offers easy access to the A424 Stow on the Wold/Burford 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. Further facilities and schools can be found in both Bourton on the Water, and Stow on the Wold. A bus service links the village to the local schools at Bourton on the Water, as well as wider destinations.

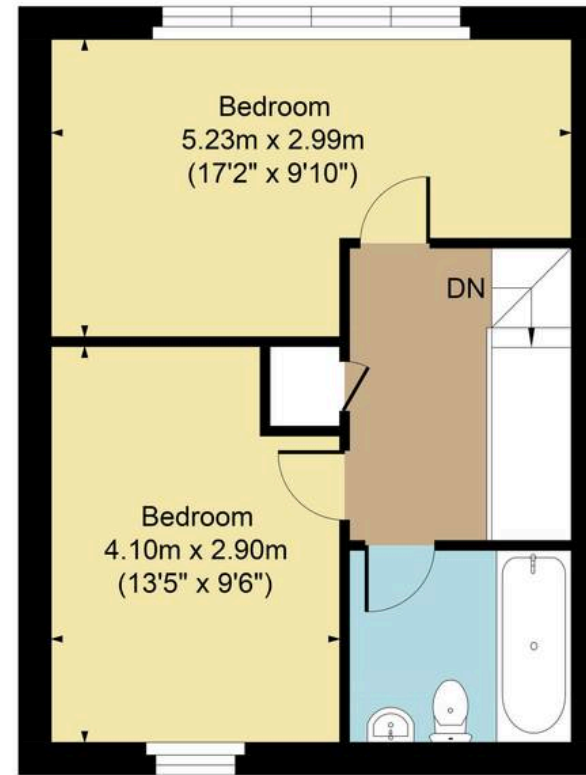




Total Approx. Gross Area:- 73.96 sq.m. 796.09 sq.ft.



Ground Floor



First 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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