



HARRISON
Sales &
Lettings
HARDEN

Sandy Lane Court, Upper Rissington

Guide Price £300,000



Situated on the recently developed cul-de-sac of Sandy Lane Court, this end of terrace house benefits from two double bedrooms, allocated parking and walking distance to the local amenities.

Entering the property through the front door, you arrive in a central hallway that provides access to the main living areas and the staircase to the first floor. To the left is a convenient ground floor cloakroom/WC, ideal for guests and everyday use. To the right is the kitchen, which provides ample worktop and storage space, with integrated appliances, and space for table and chairs for dining. At the rear of the home is a bright and spacious sitting room, offering plenty of room for both seating and entertainment furniture. Double doors open out from the sitting room, allowing natural light to fill the space and creating an excellent connection to the outdoor area. Upstairs, the first floor landing leads to two well-proportioned double bedrooms, both benefiting from built-in wardrobes. The principal bedroom spans the width of the property, creating a generous and versatile room with space for wardrobes and additional furniture. The second bedroom is also a comfortable double room suitable for family, guests, or a home office. Completing the first floor is the bathroom, fitted with a bath, wash basin, and WC, conveniently positioned between the two bedrooms.



Externally, to the rear of the property there is a low maintenance garden, with patio and lawn area and a storage shed. The property also benefits from two allocated parking spots to the side of the house, and a communal garden that is exclusive to the residents of the newly developed Sandy Lane Court and Hurricane Drive, which enjoys a wild meadow and uninterrupted views across the countryside.

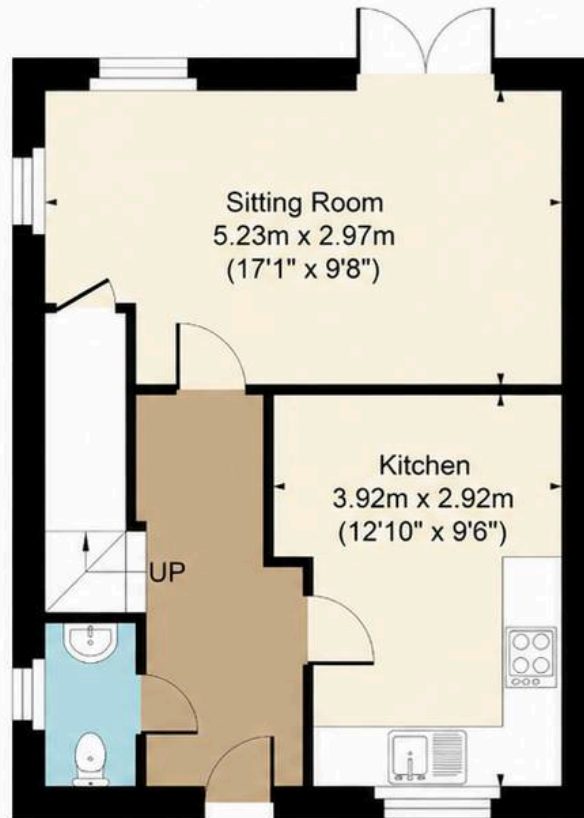
EPC: B

Council Tax Band: C

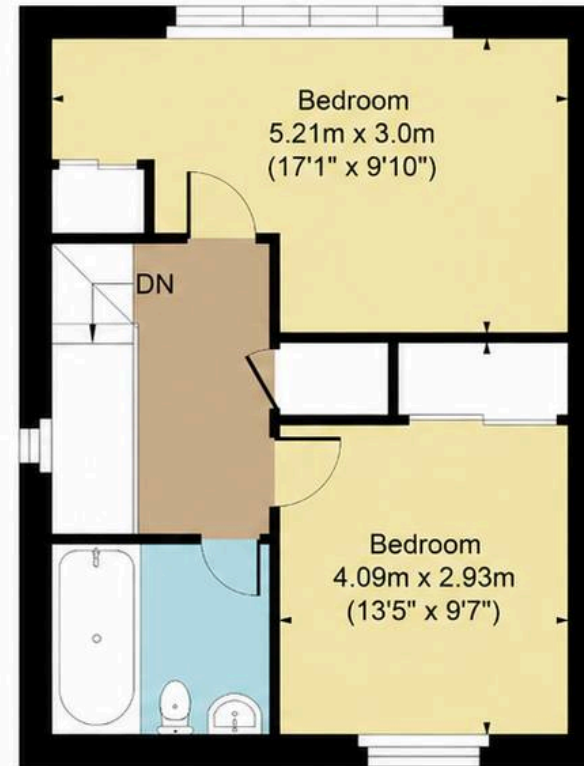
Tenure: Freehold



Main House Approx. Gross Internal Area:- 73.43 sq.m. 790 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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