

**Mike
Neville**
ESTATE AGENTS



**10 Whitney Close, Raunds, Northamptonshire,
NN9 6TW**

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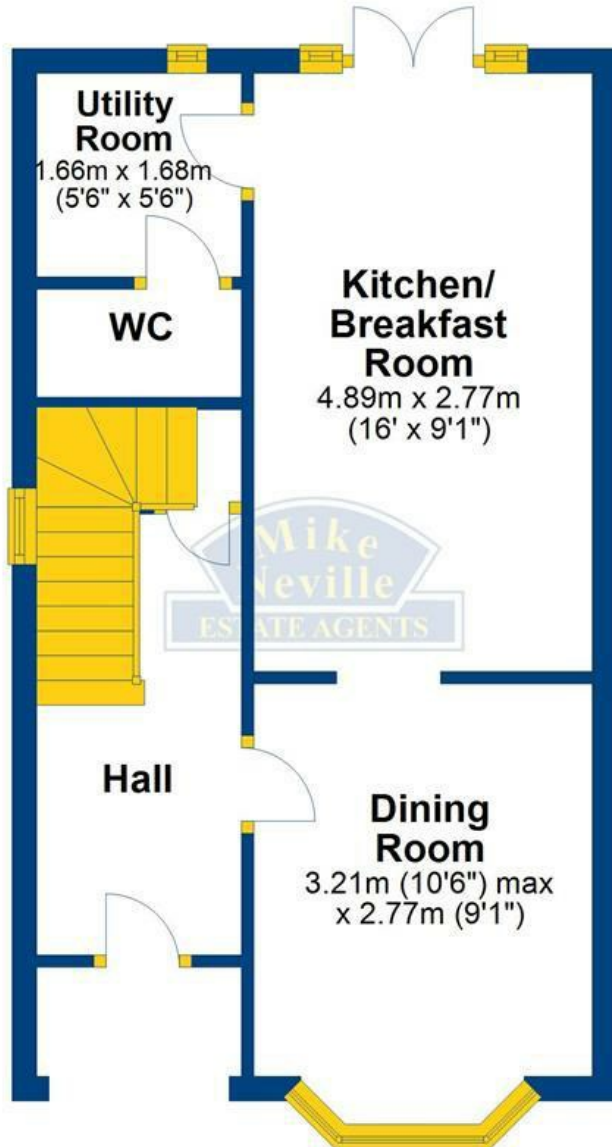
£268,000 Freehold

We are delighted to offer for sale, with no onward chain, this spacious, three storey townhouse. The location is good one, with the property being tucked away at the end of a cul-de-sac, with all local amenities just a short walk away. Boasting three bedrooms, en-suite shower room, family bathroom, lounge, kitchen/breakfast room, dining room, utility room and ground floor cloakroom. Externally, you will find a private southerly facing rear garden and a single garage with a parking space to the fore. An immediate viewing is essential to appreciate all that is on offer here.

- **No Onward Chain**
- **All Local Amenities Within Walking Distance**
- **En-Suite To Master Bedroom**
 - **Utility Room**
- **Garage & Off Road Parking**
- **Three Storey Townhouse**
- **Three Double Bedrooms**
- **Separate Dining Room**
- **Ground Floor Cloakroom / WC**
- **Energy Efficiency Rating - C73**

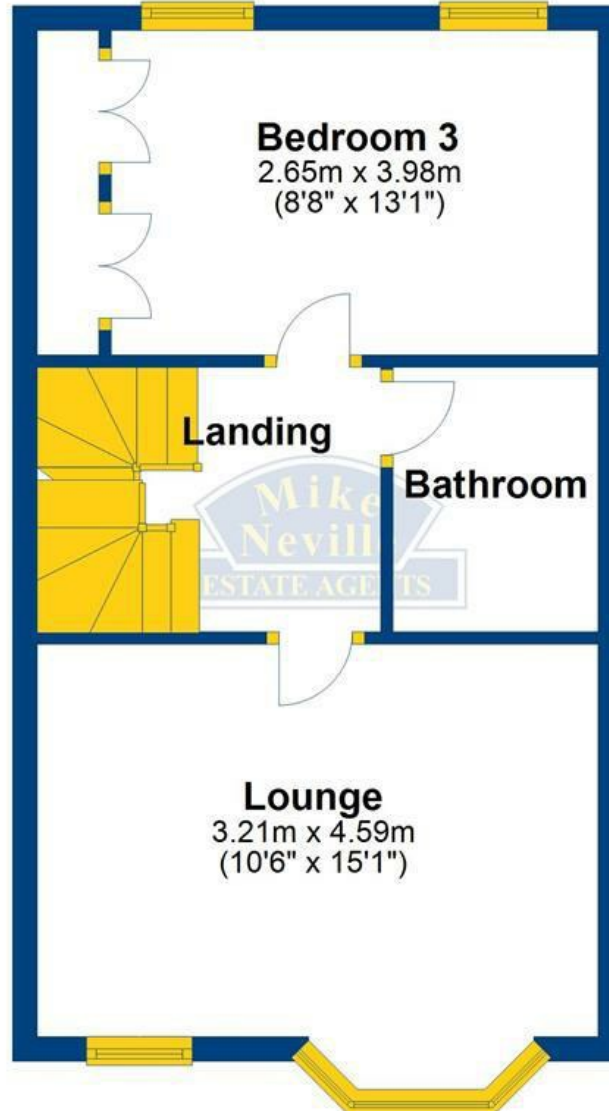
Ground Floor

Approx. 35.7 sq. metres (384.2 sq. feet)



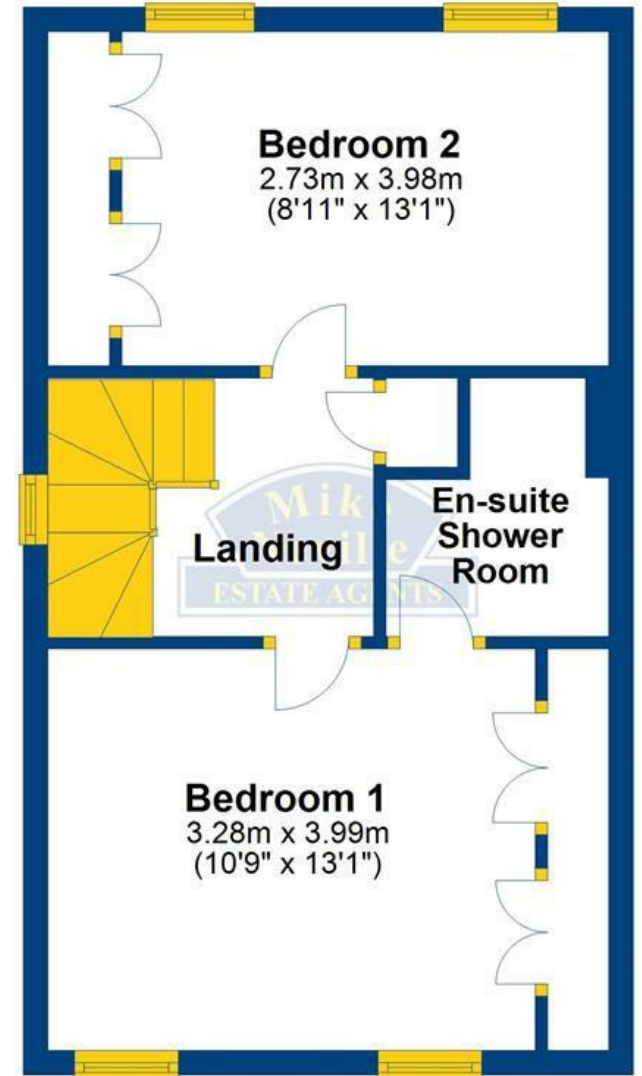
First Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



Second Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



Total area: approx. 111.8 sq. metres (1203.3 sq. feet)

Location

Whitney Close can be found off Weighbridge Way which in turn can be found off Grove Street and Wellington Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

D

Energy Rating

Energy Efficiency Rating - C73

Certificate number - 0350-2750-5160-2192-1711

Accommodation

Ground Floor

Hall

Under stairs cupboard.

Dining Room 10'6" x 9'1" (3.21m x 2.77m)

Plus bay window.

Kitchen / Breakfast Room 16'1" x 9'1" (4.89m x 2.77m)

Utility Room 5'5" x 5'6" (1.66m x 1.68m)

Wall mounted gas fired boiler.

Ground Floor Cloakroom / WC

First Floor

Landing

Lounge 10'6" x 15'1" (3.21m x 4.59m)

Plus bay window.

Fireplace and gas fire.

Bathroom / WC

Bedroom 3 8'8" x 13'1" (2.65m x 3.98m)

Plus built in wardrobes.

Second Floor

Landing

Loft access.

Airing cupboard housing hot water cylinder.

Bedroom 1 10'9" x 13'1" (3.28m x 3.99m)

Plus built in wardrobes.

En-suite Shower Room / WC

Bedroom 2 8'11" x 13'1" (2.73m x 3.98m)

Plus built in wardrobes.

Outside

Front

Front forecourt. Side gated access through to rear garden.

Rear Garden

Fully enclosed, southerly facing and providing a good degree of privacy.

Garage

Up and over door to front. Power and light connected.

We understand this garage is leasehold from the coach house / apartment above, on a long lease from new with a peppercorn ground rent.

This information will naturally need be clarified / confirmed by the sellers solicitors.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.















Rainbow

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£268,000 Freehold**

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