



**Connells**

Oak Close  
Raunds WELLINGBOROUGH





### Property Description

\*\*\* IDEAL FIRST TIME OR INVESTMENT BUY! This two double bedroom home is well presented throughout and benefits from modern kitchen with integrated appliances, lounge with French doors on to enclosed rear garden, ground floor cloakroom, first floor bathroom & off street parking!! \*\*\*

### Entrance Hall

### Cloakroom

Double glazed window to front elevation. Low level wc and wash hand basin with tiling to water sensitive areas and extractor fan.

### Lounge

15' 4" x 13' ( 4.67m x 3.96m )

Double glazed French doors and window to rear elevation. Under stairs storage and radiator.

### Kitchen

9' 11" x 6' 1" ( 3.02m x 1.85m )

Double glazed window to front elevation. Fitted kitchen with a range of wall and base units with work surfaces over and stainless steel sink drainer. Electric oven and gas hob with cooker hood over. Integrated dishwasher, fridge freezer and washing machine.



## First Floor Landing

Loft access and radiator.

## Bedroom One

13' x 9' 11" ( 3.96m x 3.02m )

Double glazed window to rear elevation and radiator.

## Bedroom Two

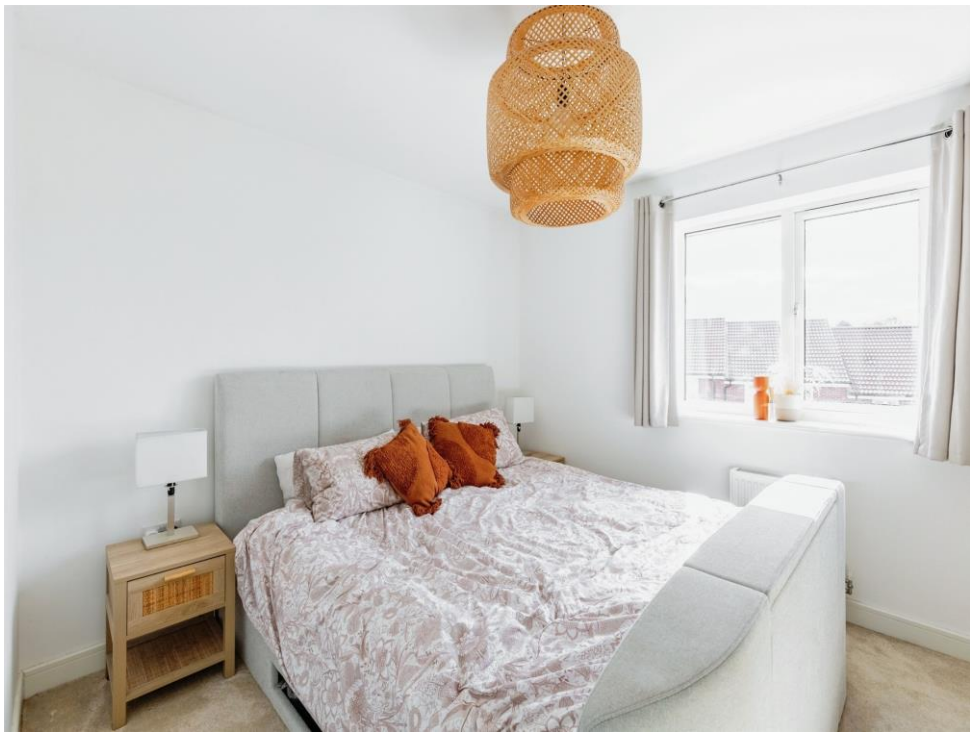
13' x 8' 5" ( 3.96m x 2.57m )

Two double glazed windows to front elevation, storage cupboard and radiator.

## Bathroom

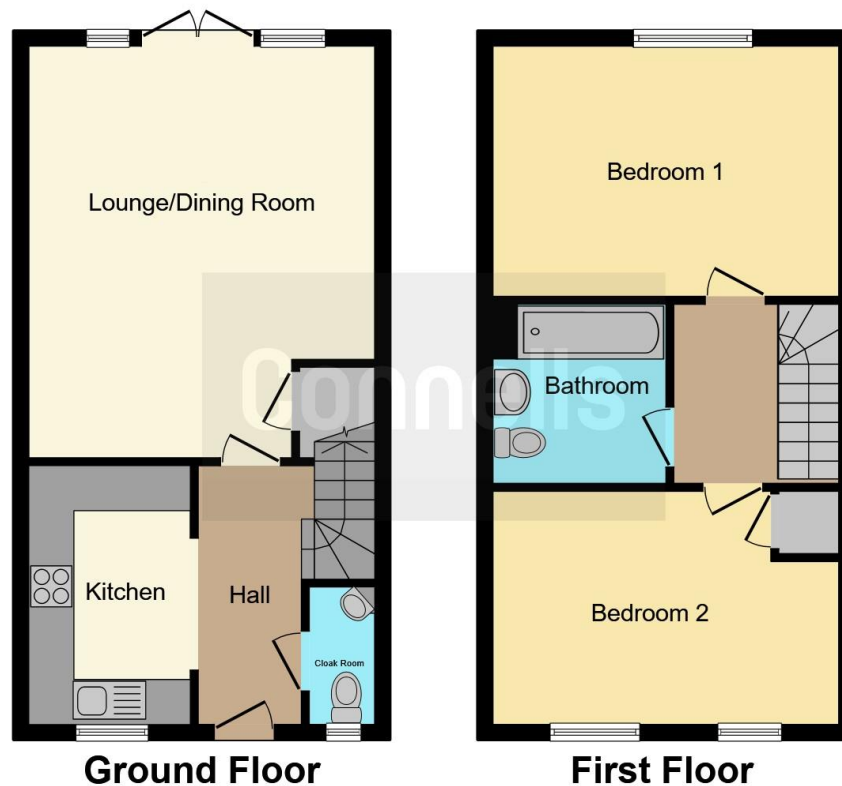
Bath with shower over, low level wc and wash hand basin with tiling to water sensitive areas, ladder style radiator and extractor fan.











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**EPC Rating: B**

Tenure: Freehold

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