



Connells

Brooks Road
Raunds WELLINGBOROUGH

Brooks Road Raunds WELLINGBOROUGH NN9 6NS

for sale
£200,000



Property Description

*** Ideal first time or investment buy in our valuers opinion! This property has retained some of it's original features and is well presented yet still offers someone the opportunity to make it their own. With two reception rooms, two double bedrooms plus loft room and both a bathroom and separate cloakroom the internal accommodation has a lot to offer!! Externally the property has both front and rear gardens meaning the property is set back from the road.***

Lounge

11' 11" x 11' 10" (3.63m x 3.61m)

Double glazed door and two double glazed windows to front elevation, open fire with feature mantle and radiator.

Dining Room

11' 11" x 11' 10" (3.63m x 3.61m)

Double glazed window to rear elevation, storage cupboard and radiator.

Kitchen

8' x 7' (2.44m x 2.13m)

Double glazed door and window to side elevation. Fitted with a range of wall and base units with work surfaces over and sink with tiling to water sensitive areas. Electric oven and gas hob with space for fridge freezer/washing machine.

Bathroom

Two double glazed windows to rear elevation. Bath with shower over, low level wc and wash hand basin with ladder style radiator and tiling to water sensitive areas.



First Floor Landing

Radiator and stairs rising to loft room.

Bedroom One

11' 11" Max x 11' 10" Max (3.63m Max x 3.61m Max)

Two double glazed windows to front elevation, feature fireplace and radiator.

Bedroom Two

8' 11" Max x 8' Max (2.72m Max x 2.44m Max)

Double glazed window to rear elevation, built in storage cupboard and radiator.

Cloakroom

Low level wc and wash hand basin with tiling to water sensitive areas.

Loft Room

17' 1" Max x 11' 9" Max (5.21m Max x 3.58m Max)

Restricted Head Height Skylight, eaves storage, feature fireplace and radiator.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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66 High Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/RDN405786



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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