









welcome to

Brook Street, Raunds

19TH CENTURY COTTAGE WITH THREE DOUBLE BEDROOMS AND LOTS OF CHARACTER If you're looking for the charm of a beautiful cottage with great original features combined with a thriving market town central location, you really should be calling to arrange your viewing today!













Kitchen

12' 9" x 10' 11" (3.89m x 3.33m)

Double glazed window to rear aspect, double glazed door leading to garden, room for fridge/freezer and dining table, electric oven and hob, sink and drainer, tiling to water sensitive areas, base and mid height fitted cupboards, plumbing for washing machine, radiator.

Lounge

11' 9" x 12' 9" (3.58m x 3.89m)

Double glazed window to front aspect, open fire place with surround, stairs rising to landing, radiator.

Landing

Stairs rising from lounge, doors to all rooms, loft hatch access to very large loft space.

Bedroom One

12' 8" x 9' 9" (3.86m x 2.97m) Double glazed window to rear aspect, radiator.

Bedroom Two

11' 11" x 9' 5" (3.63m x 2.87m)
Double glazed window to front aspect, radiator.

Bedroom Three

13' 3" x 8' 3" (4.04m x 2.51m) Double glazed window to front aspect, radiator.

Bathroom

Recently refitted suite, WC, hand wash basin and bath with shower over, double glazed obscured window to rear aspect, tiling to water sensitive areas.

External

Front

Property accessed through secure double wooden gates under archway, leading to garden. Parking space is in car park around the rear.

Rear Garden

Area laid to lawn with patio outside door, fenced to the rear for privacy, raised flower beds border the garden.

Parking

Allocated parking space to the rear of the property.





welcome to

Brook Street, Raunds

- 19TH CENTURY COTTAGE WITH CHARACTER
- OFF ROAD PARKING
- THREE DOUBLE BEDROOMS
- OPEN FIRE IN LOUNGE
- VERY LARGE LOFT WITH POSSIBILITY TO EXTEND (STP)

Tenure: Freehold EPC Rating: D

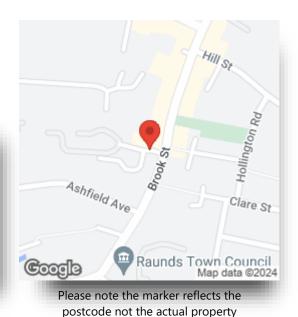
offers over

£200,000









view this property online williamhbrown.co.uk/Property/RDS106037



Property Ref: RDS106037 - 0014 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01933 626625



raunds@williamhbrown.co.uk



57 Brook Street, Raunds, WELLINGBOROUGH, Northamptonshire, NN9 6LL



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.