



Park Avenue, Raunds Wellingborough NN9 6NA

welcome to

Park Avenue, Raunds Wellingborough

****No Onward Chain**** This Three bedroom Mid Terrace home situated on Park Avenue in Raunds. The ground floor has; lounge, kitchen and conservatory. The first floor has Three bedrooms and family bathroom. The rear garden is laid with lawn has a patio providing a seating area and garden shed.



Lounge

15' 7" x 11' 10" (4.75m x 3.61m)

Entered via double glazed door to the front aspect, double glazed window to the front aspect, fire place with gas fire, under stairs storage, radiator, television and telephone point.

Kitchen / Diner

12' 7" x 9' 5" (3.84m x 2.87m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, gas cooker with cooker hood over, plumbing for washing machine and dishwasher, double glazed window to the rear aspect, radiator and stairs rising to the first floor landing.

Conservatory

11' 6" x 8' 7" (3.51m x 2.62m)

UPVC construction, double glazed windows to the rear and side aspects and double glazed French doors to the rear aspect.

First Floor Landing

Stairs rising from the entrance hall, airing cupboard, access to loft space, radiator, doors to the bedrooms and bathroom.

Bedroom One

11' 10" x 7' 11" (3.61m x 2.41m)

Double glazed window to the front aspect and original fire place with surround.

Bedroom Two

9' 4" x 9' 4" (2.84m x 2.84m)

Double glazed window to the rear aspect.

Bedroom Three

8' 9" x 7' 3" (2.67m x 2.21m)

Double glazed window to the front aspect and cupboard with central heating boiler.

Bathroom

Double glazed window to the rear aspect, WC, wash hand basin, bath with electric shower over, full tiling and radiator.

Externally

Front

Gravel area and path to the front door.

Rear Garden

Mainly laid to lawn, patio providing a seating area, outside tap, shed, fencing to the right of the garden.



view this property online williamhbrown.co.uk/Property/RDS106102



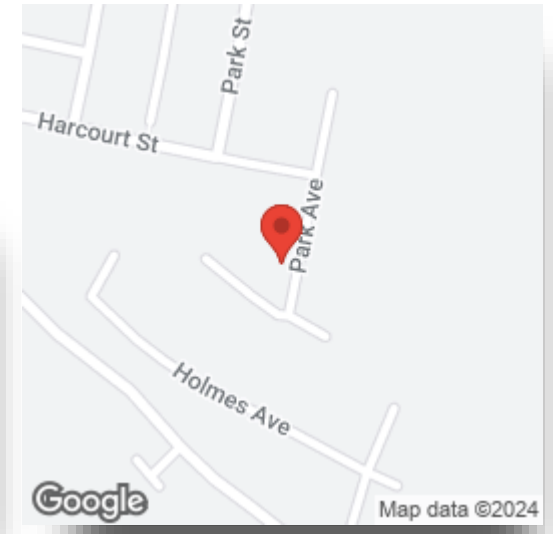
welcome to

Park Avenue, Raunds Wellingborough

- MID TERRACE HOUSE
- THREE BEDROOMS
- CONSERVATORY
- NO ONWARD CHAIN
-

Tenure: Freehold EPC Rating: D

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RDS106102



Property Ref:
RDS106102 - 0004

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.



william h brown



01933 626625



raunds@williamhbrown.co.uk



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



williamhbrown.co.uk