



Brooks Road, Raunds NN9 6NS

welcome to

Brooks Road, Raunds

This Two/Three bedroom Mid Terrace home situated in Raunds comprise; lounge, kitchen, bathroom, two bedrooms, WC and reception/third bedroom. Externally the rear garden is laid with lawn has a patio providing a seating area and garden shed.



Lounge

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

Entered via double glazed door to the front aspect, double glazed window to the front aspect, fireplace with open fire, wood flooring and radiator.

Dining Room

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

Double glazed window to the rear aspect, doorway leading to stairs rising to the first floor landing, fireplace, lino flooring, radiator, under stairs storage cupboard and doorway to the kitchen.

Kitchen

8' x 7' 5" (2.44m x 2.26m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, electric oven and gas hob with cooker hood over, plumbing for washing machine, space for fridge/freezer, double glazed window to the side aspect, door to inner hall with doors to the garden and bathroom.

Bathroom

Double glazed obscure window to the rear aspect, WC, wash hand basin, corner bath with mixer taps, extractor fan, lino flooring, part tiling, heated towel rail and central heating boiler.

First Floor Landing

Stairs rising from the dining room, radiator, doors to the bedrooms, WC and stairs rising to bedroom three/reception.

Bedroom One

12' 5" x 11' 10" (3.78m x 3.61m)

Double glazed window to the front aspect, character fire place, wood flooring and radiator.

Bedroom Two

9' 10" x 8' 11" (3.00m x 2.72m)

Double glazed window to the rear aspect, character fire place, carpet, fitted wardrobes and radiator.

W C

WC, wash hand basin. lino flooring and extractor fan.

Bedroom Three / Reception

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

Velux window to the rear aspect, character fire place, carpet, two cupboards and stairs rising from the first floor landing.

Externally

Front

Low brick wall and block paved area.

Rear Garden

Shared side entrance, mainly laid to lawn, patio providing a seating area and shed.



view this property online williamhbrown.co.uk/Property/RDS106335



welcome to

Brooks Road, Raunds

- Spacious Rooms
- Desirable location
- Proximity to country walks
- Close to amenities
- Viewing Advised

Tenure: Freehold EPC Rating: D

offers in excess of

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RDS106335



Property Ref:
RDS106335 - 0007

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 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.



william h brown



01933 626625



raunds@williamhbrown.co.uk



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



williamhbrown.co.uk