

Clare Street, Raunds Wellingborough NN9 6NQ



welcome to

Clare Street, Raunds Wellingborough

This Three bedroom Semi Detached home comprises: entrance hall, lounge, utility/wc and kitchen. First floor are Two bedrooms, family bathroom, second floor is the Master bedroom and en suite. Rear garden has artificial grass, patio and gated access to the off road parking.













Entrance Hall

Entered via composite door to the front aspect, stairs rising to the first floor landing, luxury vinyl tile flooring, radiator and doors to all rooms.

Lounge

14' 11" x 9' 4" (4.55m x 2.84m)

Double glazed bay window to the front aspect, under stairs storage cupboard, fitted blinds, luxury vinyl tile flooring, radiator, telephone and television point.

Kitchen

8' 3" x 12' 7" (2.51m x 3.84m)

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, luxury vinyl tile flooring, double glazed French doors to the garden, radiator and central heating boiler.

Inner Hall

Airing cupboard and door to the utility/wc.

Utility / W C

8' x 3' 10" (2.44m x 1.17m) WC, sink, splash back, work surface, plumbing for washing machine, radiator and heated towel rail.

First Floor Landing

Stairs rising from the entrance hall, stairs rising to the second floor landing, doors to the bedrooms and bathroom.

Bedroom Two

11' 10" x 12' 8" (3.61m x 3.86m) Double glazed window to the rear aspect, fitted blinds, carpet and radiator.

Bedroom Three

9' x 6' 7" (2.74m x 2.01m) Double glazed window to the front aspect, fitted blinds, carpet and radiator.

Bathroom

Double glazed obscure window to the side aspect, WC, wash hand basin with vanity unit, bath with shower over, extractor fan, shaver point, part tiling, lino flooring and heated towel rail.

Second Floor Landing

Double glazed window to the front aspect, fitted blinds, stairs rising from the first floor landing, radiator, carpet and door to the bedroom.

Master Bedroom

17' 11" x 12' 9" (5.46m x 3.89m) Double glazed window to the front aspect, fitted blinds, velux window to the rear aspect, radiator, television point, access to loft space and door to en suite.

En Suite

Velux window to the rear aspect, WC, wash hand basin, shower cubicle, extractor fan, lino flooring, part tiling and heated towel rail.

Externally

Front

Low brick wall, path leading to the front door, slate area, security light and security camera.

Rear Garden

Low maintenance, artificial grass area, patio providing a seating area, security light, plastic shed and gated access to the off road parking.





welcome to

Clare Street, Raunds Wellingborough

- NO UPPER CHAIN
- TOWN HOUSE
- THREE BEDROOMS
- OFF ROAD PARKING TO THE REAR
- IDEAL FOR FIRST TIME BUYER

Tenure: Freehold EPC Rating: C

offers in the region of

£230,000





view this property online williamhbrown.co.uk/Property/RDS106119



Property Ref:

RDS106119 - 0004

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.

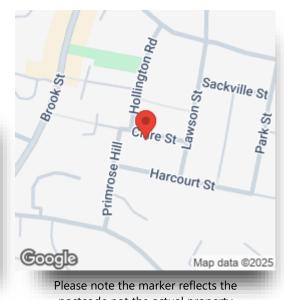
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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.

Second Floor

Ground Floor

First Floo



postcode not the actual property

william h brown



R

01933 626625

raunds@williamhbrown.co.uk

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



williamhbrown.co.uk