









welcome to

Oak Close, Raunds

This Two bedroom Semi Detached home comprises; on the ground floor, entrance hall, cloakroom, lounge and kitchen. On the first floor, Two bedrooms and the family bathroom. Externally the rear garden is laid with lawn has a patio providing a seating area and bar-b-que area.













Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, slate tile flooring, radiator and doors to all rooms.

Cloakroom

Double glazed obscure window to the side aspect, WC, wash hand basin, slate tile flooring, extractor fan and radiator.

Lounge

13' 1" x 16' 3" (3.99m x 4.95m)

Double glazed French doors to the rear aspect, under stairs storage cupboard, carpet flooring, radiator, telephone and television point.

Kitchen

6' x 9' 11" (1.83m x 3.02m)

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, integrated slim line dishwasher, integrated fridge/freezer, double glazed window to the front aspect, radiator, central heating boiler and slate tile flooring.

First Floor Landing

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

Bedroom One

13' 2" \times 10' 3" (4.01m \times 3.12m) Double glazed window to the rear aspect and radiator.

Bedroom Two

13' 2" x 8' 5" (4.01m x 2.57m)

Two double glazed windows to the front aspect, over stairs storage cupboard and radiator.

Bathroom

WC, wash hand basin with vanity unit, bath with shower over, extractor fan, part tiling, slate tile flooring and heated towel rail.

Externally

Front

Parking for two cars, path to the front door, lawn area, hedge and wall lights.

Rear Garden

Lawn area, patio providing a seating area, wall lights, wood storage shed, side access, BBQ area with Belfast sink and LED spots.





welcome to

Oak Close, Raunds

- SEMI DETACHED
- TWO BEDROOMS
- OFF ROAD PARKING
- IDEAL FIRST HOME
- DESIRABLE AREA

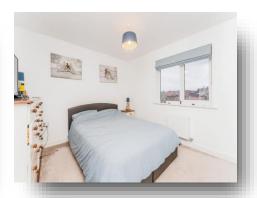
Tenure: Freehold EPC Rating: B

offers over

£220,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/RDS106414



Property Ref: RDS106414 - 0006 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.