





Sackville Street, Raunds Wellingborough NN9 6NE



welcome to

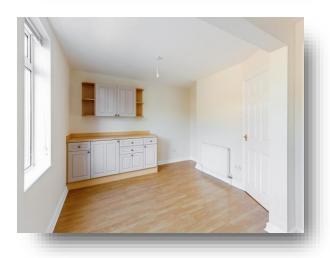
Sackville Street, Raunds Wellingborough

Offered with no onward chain is the two-bedroom mid-terraced property which is presented immaculately. Comprising of two double bedrooms, bathroom, sitting room and a good sized open kitchen with a dining area.













Entrance Hall

Entered via UPVC door with obscure double glazed windows, radiator, stairs rising to first floor landing and doors leading to:

Lounge

11' 4" x 11' 4" (3.45m x 3.45m)

Double glazed bay window to the front aspect, electric fireplace with hearth and wooden surround and radiator.

Kitchen

16' 5" x 10' 9" (5.00m x 3.28m)

Fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tab over, tiling to splashback areas, electric oven with gas hob and stainless steel cooker hood over, space for fridge/freezer, plumbing for washing machine, radiator, two double glazed windows to the rear aspect and double glazed door to the rear aspect leading to the rear garden.

First Floor Landing

Stairs rising from entrance hall, access to loft space and doors leading to:

Bedroom One

16' 9" x 11' 6" (5.11m x 3.51m)

Double glazed window to the front aspect, storage cupboard, decorative fireplace with surround and radiator.

Bedroom Two

12' $3" \times 9'$ 10" ($3.73m \times 3.00m$) Double glazed window to the rear aspect and radiator.

Bathroom

Suite comprising bath with shower attachment over, wash hand basin, low level WC, wall mounted boiler, radiator, fully tiled, extractor fan and obscure double glazed window to the rear aspect.

Externally

Front

Small frontage mainly laid with gravel and pathway to front door.

Rear Garden

Mainly laid with gravel for easy maintenance, paved patio area for seating and fully enclosed with timber fencing.





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- No Upper Chain
- Period property
- Well presented
- Ideal For First Time Buyer
- Must View

Tenure: Freehold EPC Rating: D

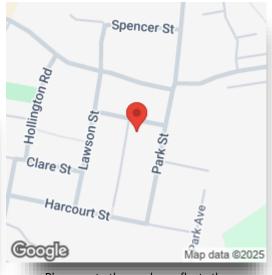
Council Tax Band: A

£200,000









Please note the marker reflects the postcode not the actual property

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Property Ref: RDS106480 - 0002 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.





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