



Orwell Close, Raunds NN9 6SG

welcome to

Orwell Close, Raunds

This Three bedroom Semi Detached home comprises; ground floor, driveway, entrance hall, lounge/diner and kitchen. First floor, Three bedrooms, separate WC and bathroom. Externally the rear garden is laid with lawn, garden shed for storage and a patio providing a seating area.



Entrance Hall

Double glazed door to front, radiator, stairs to first floor landing, alarm panel.

Lounge Area

13' 10" x 12' 1" (4.22m x 3.68m)

Double glazed full height window to front, radiator, electric fire with brick surround.

Dining Area

12' 3" x 7' 4" (3.73m x 2.24m)

Double glazed patio doors to rear, radiator, door to kitchen.

Kitchen

10' 9" x 9' 1" (3.28m x 2.77m)

Double glazed window to rear and obscure double glazed door to side. Range of base and wall units with work top over, stainless steel sink with drainer and mixer tap, space for cooker, extractor fan, plumbing for washing machine, wall mounted boiler, tiled walls.

Conservatory

16' 1" x 7' 8" (4.90m x 2.34m)

Double glazed sliding door to rear garden, double glazed window to side, obscure glazed window to right side. tiled floor, polycarbonate roof.

First Floor

Landing

Double glazed window to side, access to loft, storage cupboard.

Bedroom One

11' 6" x 9' 10" narrowing to 7'11 (3.51m x 3.00m narrowing to 7'11)

Double glazed window to front, radiator, built-in wardrobes.

Bedroom Two

11' 8" narrowing to 9'7 x 8' 6" (3.56m narrowing to 9'7 x 2.59m)

Double glazed window to rear, radiator, built-in wardrobe.

Bedrom Three

8' 5" x 6' 10" (2.57m x 2.08m)

Double glazed window to front, radiator.

Bathroom

Double glazed obscure window to rear, radiator, wash hand basin, bath with shower attachment, tiled border to bath.

W C

Double glazed obscure window to side, WC.

Outside

Front Garden

Laid to lawn with hedge border, block paved driveway to garage.

Rear Garden

Laid to lawn with patio area and shed.



view this property online williamhbrown.co.uk/Property/RDS106459



welcome to Orwell Close, Raunds

- NO ONWARD CHAIN
- THREE BEDROOM HOME
- GARAGE
- SOUGHT AFTER LOCATION
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers over
£230,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RDS106459



Property Ref:
RDS106459 - 0003

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, Northamptonshire,
NN9 6LL



williamhbrown.co.uk