









## welcome to

# **Laywood Close, Raunds Wellingborough**

William H Brown are pleased to bring to the market this two-bedroom semi-detached property situated in a quiet cul-de-sac and offers a garage with driveway providing off street parking.













#### **Entrance Hall**

Entered via part glazed door to the side aspect, door to airing cupboard, access to loft space, radiator and doors leading to all rooms.

### Lounge

16' 4" x 10' 10" ( 4.98m x 3.30m )

Double glazed window to the front aspect, wall mounted thermostat for heating and double radiator.

#### **Kitchen**

9' 10" x 8' 9" ( 3.00m x 2.67m )

Fitted kitchen comprising wall and base units with worksurfaces over, stainless steel sink and drainer unit, double electric oven with hob and cooker hood over, space for fridge/ freezer, plumbing for washing machine and double glazed window to the front aspect.

#### **Bedroom One**

11' 4" x 10' 10" ( 3.45m x 3.30m )

Double glazed window to the rear aspect, radiator, built in cupboards and draws.

#### **Bedroom Two**

8' 10" x 7' 11" ( 2.69m x 2.41m )

Double glazed Patio doors to the rear aspect leading to rear garden and radiator.

#### **Bathroom**

Suite comprising bath with power shower over and mixer tap over, wash hand basin, low level WC, partly tiled and double glazed obscure window to the side aspect.

### **Externally**

#### Front

Mainly laid to lawn with drive way providing off road parking and border shrubs.

#### **Rear Garden**

Mainly laid to lawn mature shrubs and fully enclosed with timber fencing.





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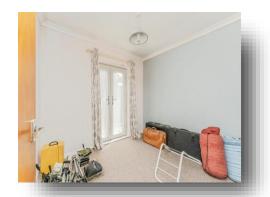
## **Laywood Close, Raunds Wellingborough**

- No Onward Chain
- Cul-de-sac location
- Garage & Driveway providing off road parking
- **Enclosed Rear Garden**
- Freehold

Tenure: Freehold EPC Rating: C

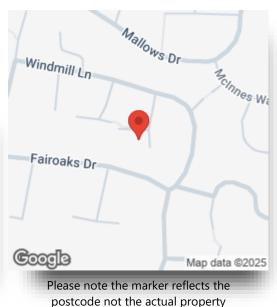
Council Tax Band: B

# £220,000









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Property Ref: RDS106521 - 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 quidance 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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