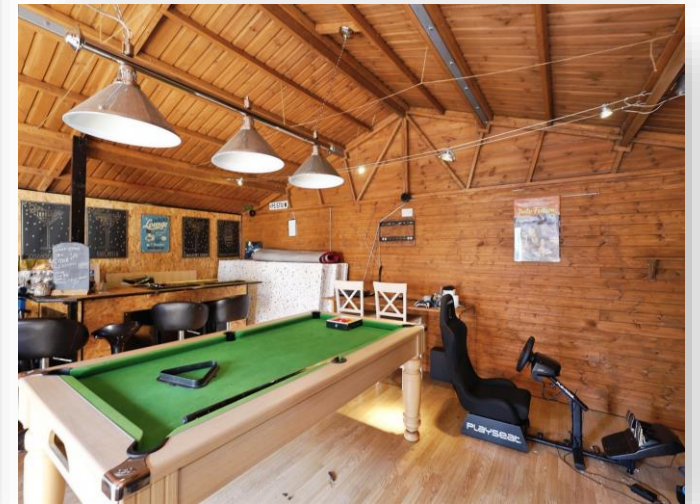




Marshall's Road, Raunds Wellingborough NN9 6ET

welcome to

Marshall's Road, Raunds Wellingborough

William H Brown are pleased to bring to the market this Three-bedroom Detached Period Property home situated close to the Town Centre and nearby Schools.



Entrance Hall

Entered via part double glazed door to the front aspect with double glazed window to front, stairs rising to first floor landing, door to storage cupboard housing consumer unit and gas meters, radiator and doors leading to:

Cloakroom

Suite comprising wash hand basin, low level WC, heated towel rail, door to cupboard housing gas boiler, wooden flooring and double glazed obscure window to the side aspect.

Lounge

12' x 11' 11" (3.66m x 3.63m)
Double glazed Bay window to the front aspect, fireplace with tiled hearth and wooden surround, radiator, wooden flooring and double glazed French doors to the rear garden.

Dining / Family Area

11' 11" x 11' 10" (3.63m x 3.61m)
Double glazed Bay window to the front aspect, fireplace with wooden surround and tiled hearth, radiator and Karndean wood effect flooring.

Kitchen

18' 7" x 9' max (5.66m x 2.74m max)
Fitted kitchen comprising wall and base units with work surfaces over, sink and drainer unit with mixer tap over, tiling to splashback areas, space for range style cooker with stainless steel cook hood over, space for fridge/ freezer, plumbing for washing machine, double glazed window to the side aspect and double glazed door to the rear aspect leading to rear garden.

Conservatory

8' 6" x 6' 6" (2.59m x 1.98m)
Double glazed windows to the side and rear aspect, double glazed patio doors to the rear aspect and wooden flooring.

First Floor Landing

Stairs rising from entrance hall, double glazed window to the rear aspect and doors leading to all rooms.

Bedroom One

11' 11" x 11' 11" (3.63m x 3.63m)
Double glazed window to the rear aspect and radiator.

Bedroom Two

11' 10" x 11' 9" (3.61m x 3.58m)
Double glazed window to the front aspect, fireplace with surround and radiator.

Bedroom Three

9' 6" x 9' 2" (2.90m x 2.79m)
Double glazed window to the rear aspect and radiator.

Externally

Front

Fully enclosed with dwarf brick walling and pathway leading to front door.

Rear Garden

Mainly laid with Artificial lawn with gravelled surround, patio area for seating, borders with established trees and shrubs.

Games Room

22' x 18' 5" (6.71m x 5.61m)
Double glazed windows and doors to the front aspect with power and light connected.



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welcome to

Marshall's Road, Raunds Wellingborough

- PERIOD PROPERTY
- WELL PRESENTED
- CLOSE TO TOWN CENTRE
- GAMES ROOM
- VIEWING ADVISED

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

offers over
£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RDS106495



Property Ref:
RDS106495 - 0005

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.



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