



Holmfield Drive, Raunds Wellingborough NN9 6PB

welcome to

Holmfield Drive, Raunds Wellingborough

William H Brown are pleased to bring to the market this large one bedroom semi-detached property situated in a quiet cul-de-sac location close to the Town Centre which provides further a driveway and garage.



Entrance Hall

Entered via part glass door to the front aspect, door to storage cupboard, door to airing cupboard, access to loft space via fitted ladder and doors leading to:

Lounge

20' 11" x 10' 10" (6.38m x 3.30m)

Double glazed window to the rear aspect, gas fire with tiled surround, coving to ceiling, picture rail, radiator and double glazed patio doors to the rear aspect leading to rear garden.

Kitchen

15' x 5' 11" (4.57m x 1.80m)

Fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl sink and drainer unit with mixer tap over, double electric oven with gas hob and cooker hood over, door to cupboard housing gas boiler, radiator, double glazed window to the side aspect and double glazed door to the rear aspect leading to rear garden.

Bedroom One

15' 2" x 10' 11" (4.62m x 3.33m)

Double glazed window to the front aspect, built in wardrobes, door to storage cupboard and radiator.

Bathroom

Suite comprising shower cubicle, vanity wash hand basin, low level WC, fully tiled, radiator and double glazed obscure window to the side aspect.

Externally

Front

Mainly laid to lawn with shrub borders.

Rear Garden

Mainly laid with patio for easy maintenance and seating area with planters.

Single Garage

Single garage with up and over door with power and light connected.



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Holmfield Drive, Raunds Wellingborough

- No Onward Chain
- Garage & Driveway providing off road parking
- Enclosed Rear Garden
- Extended Accommodation to the rear
- Freehold

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RDS106522 - 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.



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