









welcome to

Orwell Close, Raunds Wellingborough

The home comprises; an entrance porch, living room, open-plan kitchen/dining room with French doors to the rear garden, three bedrooms (two double, one single), landing, and a tiled bathroom. To the rear, is a fully enclosed garden with level lawn and patio; to the front, a paved driveway providing













Entrance Hall

Entered via door to the front aspect, double glazed obscure window to the front aspect and door leading to lounge.

Lounge

Stairs rising to first floor landing, double glazed window to the front aspect, feature brick wall, radiator and double doors leading to kitchen/ diner.

Kitchen/ Diner

Fitted kitchen comprising wall and base units with wood effect surfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven with induction hob and stainless steel cooker hood over, Integrated fridge/ freezer, pluming for washing machine, door to cupboard housing boiler, radiator, double glazed window to the rear aspect and double glazed patio doors leading rear garden.

First Floor Landing

Stairs rising from lounge, access to loft space and doors leading to all rooms.

Bedroom One

Double glazed window to the front aspect and radiator.

Bedroom Two

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

Bedroom Three

Double glazed window to the front aspect and radiator.

Externally

Front

Open frontage mainly laid with paving to provide off road parking, driveway leading to single garage and raised flower bed with mature trees.

Rear Garden

Mainly laid to lawn with paved patio area for seating, shed, side gated access leading to the front aspect and fully enclosed with timber fencing.

Garage

Up and over door, inspection pit, power and light connected.





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- No Onwards chain
- Garage / Workshop
- Vehicle inspection pit
- Off Road Parking
- Quiet Cul-De-Sac

Tenure: Freehold EPC Rating: E

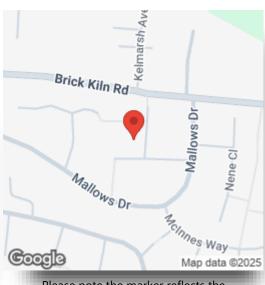
Council Tax Band: B

£245,000









Please note the marker reflects the postcode not the actual property

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Property Ref: RDS106615 - 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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