



Langham Road, Raunds Wellingborough NN9 6LD

welcome to

Langham Road, Raunds Wellingborough

William H Brown are pleased to bring to the market this three-bedroom semi-detached bungalow with a garage and driveway, close to the town centre and amenities. You will find an entrance hall, cloakroom, kitchen, bathroom, lounge, conservatory and three bedrooms.



Entrance Hall

Entered via part glazed double doors to the side aspect, radiator, door to storage cupboard and doors leading to all rooms.

Cloakroom

Double glazed obscured window to the side aspect and low level WC.

Lounge

Double glaze Patio doors to the rear aspect leading to conservatory, wooden fireplace housing electric fire and radiator.

Kitchen

Fitted kitchen comprising wall and base units with work surfaces over, sink and drainer unit with mixer tap over, tiling to splashback areas, electric free standing oven with glass hob over, integrated dishwasher, plumbing for washing machine, wall mounted boiler, double glazed window to the rear aspect and double half glazed door to the side aspect leading to rear garden.

Conservatory

Double glazed window to the side and rear aspect and double glazed doors leading to rear garden.

Bedroom One

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

Bedroom Two

Double glazed window to the front aspect and radiator.

Bedroom Three

Double glazed window to the side aspect and radiator.

Bathroom

Suite comprising built in shower cubicle, vanity wash hand basin with stainless steel mixer tap over, low level WC, fully tiled, stainless steel heated towel rail and double glazed obscured window to the side aspect.

Externally**Front**

Mainly laid to lawn and fully enclosed with fencing.

Rear Garden

Paved throughout with side gated access to driveway and garage.

Garage

Electric up and over door with power and light connected.



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welcome to

Langham Road, Raunds Wellingborough

- No Onward Chain
- Three Bedrooms
- Garage & Driveway providing off road parking
- Conservatory
- Freehold

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£250,000



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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.



Property Ref:
RDS106635 - 0003



Please note the marker reflects the postcode not the actual property

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