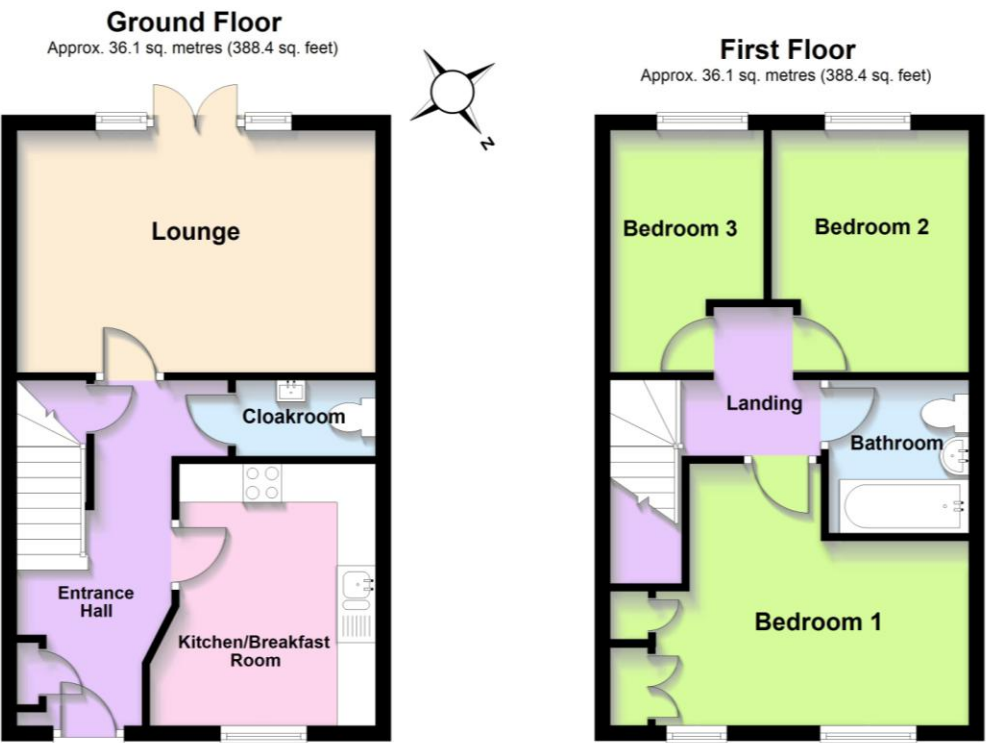


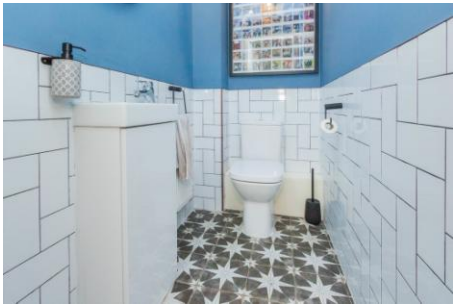
Anvil Crescent Raunds

richard james

www.richardjames.net



Total area: approx. 72.2 sq. metres (776.8 sq. feet)



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

Anvil Crescent Raunds NN9 6FB
Freehold Price 'Offers in Excess Of' £250,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Wellingborough Office ☐
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office ☐
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Situated on the popular 'Darcie Park' development and constructed in 2018 is this very well presented three bedroomed semi detached property featuring a wide selection of integrated kitchen appliances, off road parking for two cars and well presented gardens. Further benefits include gas radiator central heating, uPVC double glazing, fitted wardrobes to master bedroom, solar water heating and high quality vinyl flooring to the ground floor. The accommodation briefly comprises entrance hall, cloakroom, kitchen/breakfast room, lounge, three bedrooms, bathroom, front and rear gardens and a driveway.

Entry via front door to:

Entrance Hall

Stairs rising to first floor landing, understairs storage cupboard, vinyl flooring, radiator, further cupboard housing consumer unit, dado rail with panelled effect, doors to:

Cloakroom

Comprising low flush W.C., vanity sink with cupboard under, radiator, tiled floor, tiled splash backs, ceiling mounted extractor.

Kitchen/Breakfast Room

11' 2" max. x 9' 9" max. (3.4m x 2.97m)

Fitted to comprise one and a half bowl stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, integrated stainless steel double oven, four ring gas hob, extractor hood over, fridge/freezer, dishwasher, plumbing for washing machine, vinyl flooring, radiator, window to front aspect, concealed wall mounted gas boiler serving domestic hot water and central heating systems.

Lounge

15' 3" x 10' 5" (4.65m x 3.18m)

French door and side screens to rear aspect, radiator, vinyl flooring, 2 x TV points, telephone point.

First Floor Landing

Loft access, radiator, dado rail, doors to:

Bedroom One

13' 2" plus wardrobes x 11' 1" narrowing to 8' 0" (4.01m x 3.38m)

Two windows to front aspect, radiator, fitted triple wardrobe with shelving and hanging rails.

Bedroom Two

10' 5" x 8' 5" max. (3.18m x 2.57m)

Window to rear aspect, radiator.

Bedroom Three

10' 4" x 6' 6" (3.15m x 1.98m)

Window to rear aspect, telephone point, radiator.

Bathroom

Comprising low flush W.C., wall mounted wash hand basin, panelled bath with chrome shower over, tiled splash backs, chrome towel rail, vinyl flooring, ceiling mounted ceiling.

Outside

Front - Mainly laid to lawn stocked with bushes enclosed with metal railings, driveway providing off road parking for two cars.

Rear - Comprising extended paved patio with water tap and power points, main lawn with raised border stocked with bushes, wooden shed, gated side pedestrian access, garden is enclosed by wooden panelled fencing.

Energy Performance Rating

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band B (£1879.51 per annum. Charges for 2025/26).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

