



## 25 Langham Road, Wellingborough, NN9 6LB Offers in excess of £240,000

Situated in the popular market town of Raunds, this well-presented three-bedroom semi-detached home on Langham Road offers spacious and practical accommodation, making it an ideal purchase for families, first-time buyers, or investors alike.

The property features bright and comfortable living accommodation, providing ample space for both relaxing and entertaining. The fitted kitchen is well arranged with good storage and workspace, creating a practical setting for everyday family living and dining.

Upstairs, the home benefits from three well-proportioned bedrooms, including generous principal and secondary bedrooms, alongside a versatile third room suitable as a nursery, guest room, or home office. The family bathroom is conveniently positioned and designed to suit modern living requirements.

Externally, the property enjoys outdoor space with excellent potential for gardening, entertaining, or family use. The semi-detached layout offers an appealing sense of privacy, while the location provides convenient access to local amenities, schools, parks, and transport links.

Raunds is a well-connected and popular residential area offering a strong community atmosphere with easy access to surrounding towns and commuter routes.

Early viewing is highly recommended to appreciate the space and potential this home has to offer.

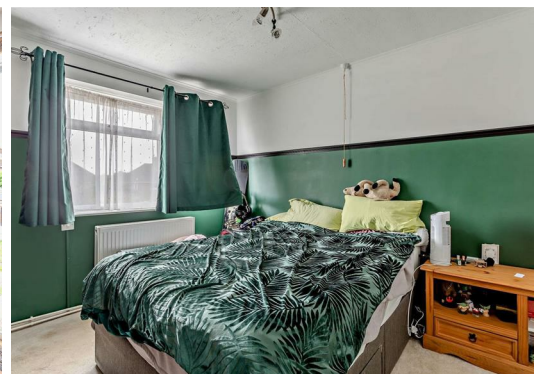


**Disclaimer**

- 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 will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk