



**Coleman Street, Raunds NN9 6NJ**



**welcome to**

**Coleman Street, Raunds**

William H Brown are pleased to bring to the market this Three bedroom Terrace home situated close to the Town Centre and nearby Schools.



### Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to first floor landing, radiator, coving to ceiling and doors leading to:

### Lounge

11' 4" x 11' 3" ( 3.45m x 3.43m )

Double glazed Bay window to the front aspect, gas fire with surround, coving to ceiling, picture railing and radiator.

### Dining Room

12' 6" x 11' 5" ( 3.81m x 3.48m )

Door to storage cupboards, gas fire with surround, radiator, coving to ceiling, dado rail, archway leading to kitchen and double doors leading to bathroom.

### Kitchen

9' 2" x 7' ( 2.79m x 2.13m )

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, splashback areas, oven with gas hob and cooker hood over, double glazed window to the rear aspect and double glazed door to the rear aspect leading to the rear garden.

### First Floor Landing

Stairs rising from entrance hall, door to cupboard, access to boarded loft space and doors leading to all rooms.

### Bedroom One

14' 10" x 11' 3" ( 4.52m x 3.43m )

Double glazed window to the front aspect, coving to ceiling and radiator.

### Bedroom Two

12' 4" x 8' 9" ( 3.76m x 2.67m )

Double glazed window to the rear aspect, coving to ceiling and radiator.

### Bedroom Three

9' 7" x 6' 11" ( 2.92m x 2.11m )

Double glazed window to the rear aspect, coving to ceiling and radiator.

### Bathroom

Suite comprising shower cubicle, wash hand basin, low level WC, built in storage shelves, extractor fan, radiator and double glazed obscure window to the rear aspect.

### Externally

#### Front

Small frontage enclosed with dwarf brick walling and pathway leading to front door.

#### Rear Garden

Mainly laid with paved patio for easy maintenance and to provide seating area, borders and shrubs and fully enclosed with brick walling and timber fencing.



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## **Coleman Street, Raunds**

- PERIOD PROPERTY
- WELL PRESENTED
- CLOSE TO TOWN CENTRE
- FREEHOLD
- VIEWING ADVISED

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RDS106535 - 0004

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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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