









welcome to

Park Avenue, Raunds Wellingborough

The property is close to local amenities and the town centre. Its modern and updated interior makes it a great choice for those looking to move straight into their next home.













Entrance Hall

Entered via door to the front aspect, stairs rising to first floor landing and tiled flooring.

Lounge

13' 7" x 11' 8" (4.14m x 3.56m)

Double glazed window to the front aspect, door to storage cupboard, radiator and tiled flooring.

Kitchen

16' 1" x 7' 4" (4.90m x 2.24m)

Fitted kitchen comprising wall and base unit with worksurfaces over, sink and drainer unit, tiling to splashback areas, built in double oven, electric hob with cooker hood over, integrated microwave, integrated dishwasher, plumbing for washing machine and two double glazed windows to the side and rear aspect.

First Floor Landing

stairs rising from entrance hall, access to loft space and doors to all rooms.

Bedroom One

10' 5" x 9' 10" (3.17m x 3.00m) Double glazed window to the front aspect and radiator.

Bedroom Two

10' 7" x 7' 5" (3.23m x 2.26m)

Double glazed window to the rear aspect, door to cupboard and radiator.

Bedroom Three

10' 8" x 8' (3.25m x 2.44m)

Double glazed window to the rear aspect, door to cupboard housing boiler and radiator.

Bathroom

Suite comprising bath with shower attachment over and shower screen, vanity wash hand basin, low level WC, heated towel rail, fully tiled and double glazed obscure window to the front aspect.

Externally

Front

Slate feature with shrubs and enclose with fencing.

Rear Garden

Mainly laid to lawn with decking area for seating, established shrubs and garden shed.





welcome to

Park Avenue, Raunds Wellingborough

- Ideal for First Time Buyers
- Three bedroom Terrace with good sized rooms
- Good sized back garden with lawn, decking and gravel
- Easy access to A45 and A14, plus trains to London from Wellingborough
- Freehold

Tenure: Freehold EPC Rating: C

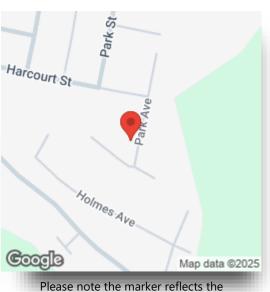
Council Tax Band: A

£175,000









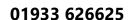
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RDS106512



Property Ref: RDS106512 - 0006 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 quidance 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.







Raunds@williamhbrown.co.uk



57 Brook Street, Raunds, Northamptonshire, NN9 6LL



williamhbrown.co.uk

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.