



**Park Avenue, Raunds Wellingborough NN9 6NA**



**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.



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## **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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RDS106512 - 0006

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