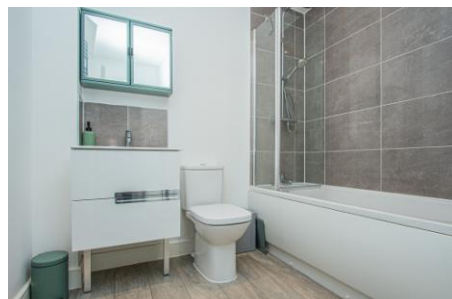
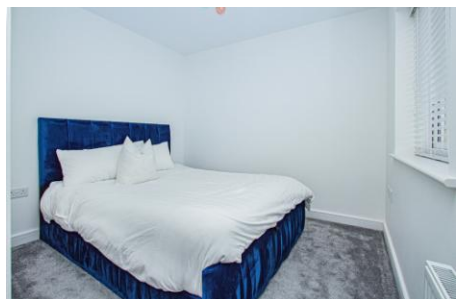




Total area: approx. 108.5 sq. metres (1167.5 sq. feet)



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.

## Pentelow Way, Raunds NN9 6XD

### Freehold Price £290,000

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 surveyor's 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  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**With views over fields to the front elevation, this beautifully presented and spacious three bed roomed three storey end terraced townhouse is situated within the popular town of Raunds with benefits to include uPVC double glazing, gas radiator central heating, integrated kitchen appliances and offers allocated off road parking for two cars, three double bedrooms and two bathrooms. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/breakfast room, first floor landing - two bedrooms, bathroom, second floor - master bedroom with dressing room, shower room, front and rear gardens and allocated off road parking.**

Entry via composite front door through to:

**Entrance Hall**

Stairs rising to first floor landing, under stairs storage cupboard, radiator, doors to:

**Cloakroom**

Two piece suite comprising low flush W.C, vanity sink with cupboard under, chrome towel rail, tiled splash backs, window to front aspect, spotlight and extractor to ceiling, vinyl flooring.

**Kitchen**

14' 4" x 7' 9" (4.37m x 2.36m)(This measurement includes area occupied by the kitchen units)

Fitted to comprise stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, built-in stainless steel oven, four ring ceramic hob, fridge/freezer, under cabinet spotlights, space for washing machine, window to front aspect, vinyl flooring, radiator, dishwasher built in, spotlights and extractor to ceiling.

**Lounge**

15' 5" x 13' 0" (4.7m x 3.96m)

French door with side screens to rear aspect, telephone point, radiator.

**First Floor Landing**

Further stairs rising to second floor, radiator, storage cupboard, doors through to:

**Bedroom Two**

15' 6" x 10' 0" (4.72m x 3.05m)

Window to rear aspect, radiator, TV point.

**Bedroom Three**

15' 5" x 9' 5" (4.7m x 2.87m)

Two windows to front aspect, radiator, TV point.

**Bathroom**

Comprising low flush W.C, vanity sink with cupboard under, tiled splash backs, panelled bath with chrome shower over, further tiled splash areas, chrome towel rail, vinyl flooring, spotlights and extractor to ceiling.

**Second Floor Landing**

Doors to:

**Bedroom One**

15' 5" max x 12' 0" (4.7m x 3.66m)

Window to front aspect, two radiators, TV and telephone point, loft access, storage cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems through to:

**Dressing Area**

Skylight to rear aspect, hanging space.

**Shower Room**

Comprising low flush W.C, vanity sink with cupboard under, tiled splash backs, double shower cubicle with chrome shower with tiled areas, chrome towel rail, Velux skylight to rear aspect, vinyl flooring, spotlights and extractor to ceiling.

**Outside**

Front - Mainly lawned with borders stocked with bushes, blocked paved parking for two cars.

Rear - Comprising of paved patio with outside water tap, main lawn with border stocked with miniature conifer, enclosed by wooden panelled fencing, gated side pedestrian access, outside power.

**Material Information**

The tenure of this property is freehold. There is also a service charge of £280 per year, the sellers have advised that this goes up each year.

**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 C (£2,259 per annum. Charges for 2026/2027).

**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](http://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.**

