

Sheffield Court, Raunds NN9 6RQ

welcome to

Sheffield Court, Raunds

We're pleased to bring to market this fantastic, chain free, two bedroom home, ideal for first time buyers or investors.



Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, radiator and door to lounge.

Lounge

Double glazed window to the front aspect, under stairs storage cupboard, radiator and door to the kitchen.

Kitchen

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, electric double oven and gas hob with cooker hood over, plumbing for washing machine, space for fridge/freezer, window to the rear aspect, radiator, central heating boiler and door to the rear aspect.

First Floor Landing

Stairs rising from the entrance hall, airing cupboard, access to loft space, doors to the bedrooms and bathroom.

Bedroom One

Two double glazed windows to the front aspect and radiator.

Bedroom Two

Double glazed window to the rear aspect and radiator.

Bathroom

Double glazed obscure window to the rear aspect, WC, wash hand basin, bath with shower over, extractor fan, part tiling and radiator.

Externally**Front**

Lawn area with path leading to the front door.

Rear Garden

Mainly laid to lawn, gravel area, mature shrubs, shed, fence enclosed and gated rear access.



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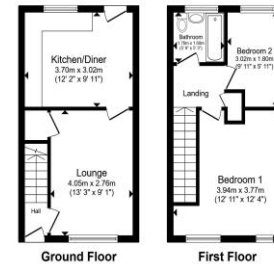


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- CHAIN FREE
- Two Bedroom
- Close to local Amenities
- Off Road Parking
- Enclosed Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers in the region of
£200,000



Total floor area 53.7 m² (579 sq ft) approx
This floor plan is illustrative in nature only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any errors, omissions or misstatements. A survey must be taken by your representative. Powered by www.zillow.com



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RDS106714 - 0003

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 guidance 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.

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