

Henry's Court, Park Road, Raunds NN9 6TY



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- Two Bedrooms PLUS STUDY ROOM
- Fully Fitted Kitchen
- Off Road Parking to Rear
- Call for details 01536 418100

PRICE
£825

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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****IN PERSON AND VIDEO VIEWINGS AVAILABLE **** Modern two bedroom PLUS STUDY townhouse with enclosed rear garden and parking space. Gas central heated and Upvc double glazed. Entrance Hall, cloakroom W.c, Lounge/sitting room and fully fitted Kitchen./breakfast room. Landing to three bedrooms and bathroom with shower over. Approx. floor area 76 sq.m (818 sq.ft)

ENTRANCE HALL

Entered door to the front aspect, radiator and doors to the cloakroom and lounge.

CLOAKROOM/WC

WC, wash hand basin, extractor fan, part tiling and radiator.

LOUNGE/SITTING ROOM

18'2" x 11'10" (5.56m x 3.61m)

Double glazed bay window to the front aspect, understairs cupboard, stairs rising to the first floor landing, coving, television and telephone point, two radiators and door into the kitchen.

KITCHEN/DINING ROOM

14'6" x 8'9" (4.42m x 2.69m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, fitted electric oven and gas hob with cooker hood over, breakfast bar and stools, plumbing for washing machine, integrated dishwasher and fridge/freezer, double glazed window to the rear aspect, radiator, central heating boiler and double glazed French doors to the rear garden.

LANDING

Stairs rising from the lounge, cupboard, access to loft space and doors to the bedrooms and bathroom.

BEDROOM ONE

12'11" plus wardrobe x 8'7" (3.96m plus wardrobe x 2.62m)

Double glazed window to the front aspect, built in triple wardrobes, radiator, television and telephone point.

BEDROOM TWO

12'2" x 7'8" (3.73m x 2.36m)

Double glazed window to the rear aspect and radiator.

STUDY

8'3" x 5'8" (2.54m x 1.73m)

Double glazed window to the front aspect and radiator.

BATHROOM

Double glazed window to the rear aspect, low level WC, wash hand basin, bath with mixer taps and electric shower over, extractor fan, part tiling and heated towel rail.

OUTSIDE REAR

Mainly laid to lawn, patio providing a seating area, with fencing enclosing the garden and a gate to the rear leading to the allocated parking.



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