



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.



Grombold Avenue, Raunds NN9 6EW
Freehold Price 'Offers in excess of' £160,000

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irlingborough Office
28 High Street Irlingborough
Northants NN9 5TN
01933 651010

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



Offered with no upward chain is this two double bedrooomed end terraced property which features a generous 70ft rear garden backing on to a recreational ground with benefits to include uPVC double glazing, gas radiator central heating, modern kitchen, modern bathroom and offers two double bedrooms. The property does require cosmetic updating throughout. The accommodation briefly comprises entrance hall, lounge, kitchen/breakfast room, two bedrooms, bathroom, gardens to front and rear.

Entry via front door through to:

Entrance Hall

Stairs rising to first floor landing, laminate floor, door though to:

Lounge

16' 0" x 10' 9" (4.88m x 3.28m)

Window to front aspect, radiator, laminate flooring, door through to:

Kitchen/Dining Room

15' 9" x 9' 6" (4.8m x 2.9m)

Fitted to comprise of stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces with tiled splash backs, cooker space, plumbing for washing machine, fridge freezer space, tumble dryer space, two windows to rear aspect, door and window to side aspect, radiator, under stairs storage cupboard.

First Floor Landing

Radiator, loft access, doors to:

Bedroom One

16' 0" x 10' 9" (4.88m x 3.28m)

Windows to front and side aspect, radiator, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems with shelving, built-in wardrobe.

Bedroom Two

9' 0" x 9' 6" (2.74m x 2.9m)

Window to rear aspect, radiator.

Bathroom

Comprising low flush W.C, pedestal hand wash basin, panelled bath with shower attachment and shower over, tiled splash backs, window to rear aspect, shaver point, wall mounted extractor, radiator.



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.

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.

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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

