



15 Coleman Street, Raunds,  
Wellingborough, Northamptonshire.  
NN9 6NJ







£225,000

Freehold

Frosty Fields Estate Agents Ltd would like to introduce this Victorian two bedroom semi-detached home to the market. This property is being offered with No Onward Chain. Accommodation comprises of the following; Entrance hallway, lounge / dining room, breakfast area, fully fitted kitchen, rear porch, cloakroom. Upstairs there are two bedrooms and a family bathroom. Outside front and rear gardens.







### Entrance Hallway

Enter the property via the glazed door to the front. The hallway is where you will find the consumer unit and electric meters. Door to the understairs cupboard with single opaque window to the side. Door to the main lounge - dining room. Radiator.

### Lounge Area

3.379m x 3.512m (11' 1" x 11' 6" Excludes Bay ) Spacious lounge with box bay window to the front aspect. The lounge is laid with fashionable grey laminate flooring and white decoration throughout. There are electrical sockets and TV point and radiator. The lounge has sliding doors which open and feeds both rooms.

### Dining Room

3.587m x 3.848m (11' 9" x 12' 7") The dining room is also dressed in the same decoration with grey laminate flooring. There is a door which leads to the internal staircase. Window to the rear aspect. The dining room would certainly allow for modern furniture to be fitted if required. Door to the Breakfast room.

### Breakfast Room

2.115m x 3.138m (6' 11" x 10' 4") This added room will have flexible use for anyone who purchases this Victorian home. The decoration is dressed in white and there is a window to the side. The flooring is ceramic and the radiator and double sockets complete the picture.

### Kitchen

2.098m x 2.791m (6' 11" x 9' 2") The kitchen is a galley style with grey cabinets with contrasting work surfaces over. There is picture window to the side with top openers which allows for natural sunlight to enter the property. The electric cooker is Beko with gas hob and shaped canopy over. The tiling blends in with the colour scheme of the kitchen units. There is space for a washing machine and dishwasher as well. Here also you will find the Baxi boiler. The flooring is grey ceramic tiling. Door to the cloakroom.

### Cloakroom

0.717m x 0.729m (2' 4" x 2' 5") The cloakroom is fitted with a Low level WC and hand basin with flip tap. Window to the side is opaque.

### Rear Porch

1.520m x 2.593m (5' 0" x 8' 6") This added rear porch can have flexible use. There are windows to the side and

door to the rear.

### First Floor Landing

The landing is accessed from the internal via the dining room. Stairs rising to the top with window to the side. Stage step landing with doors to all rooms and loft access.

### Bedroom One

3.600m x 3.839m (11' 10" x 12' 7") The spacious bedroom is situated to the rear of this Victorian home. The window to the rear overlooking the enclosed garden. There is certainly plenty of room for modern fitted wardrobes if you choose this option.

### Bathroom

1.791m x 2.415m (5' 11" x 7' 11") The bathroom consists of a shower cubicle with shower and rain shower over with tiling to water sensitive areas. There is a low level WC and pedestal with wash hand basin. There is also a useful double base cabinet with work surface over for storing all those bath products. Window to the front is opaque for privacy with radiator underneath. The flooring is in grey laminate / vinyl.

### Bedroom Two

2.649m x 3.385m (8' 8" x 11' 1") Bedroom two is situated to the front of this property. The window allows for light to enhance this spacious bedroom.

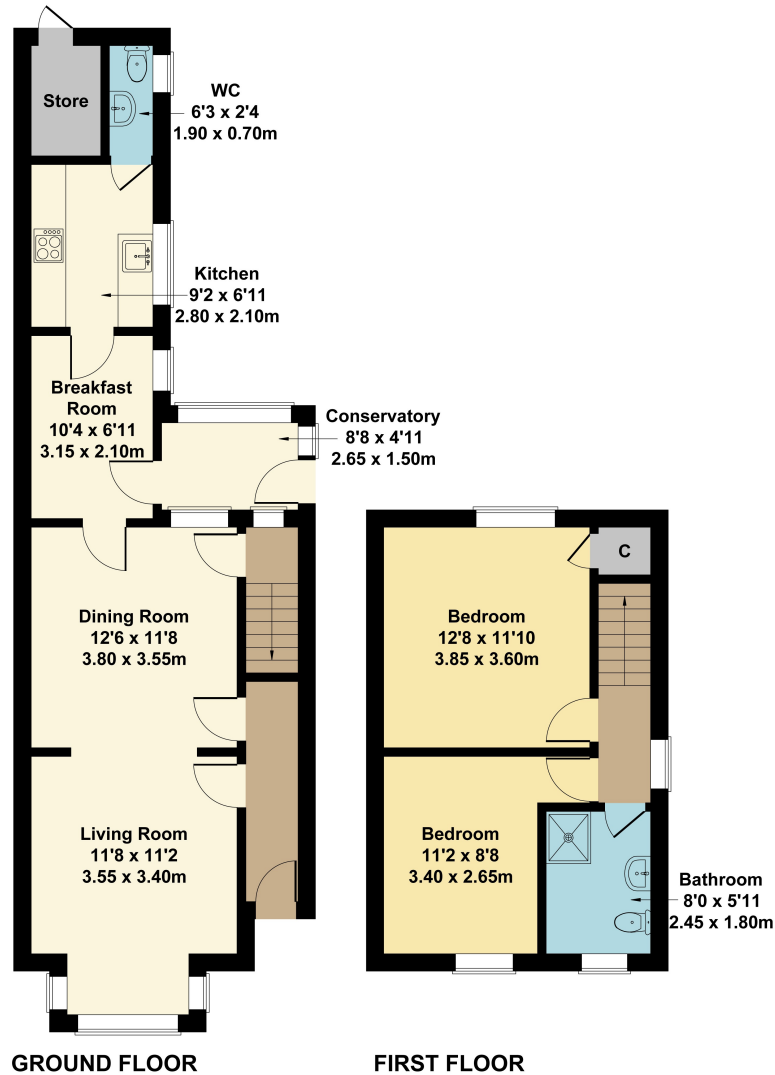
### Rear Garden

The rear garden is mainly paved with an area of soil and plant borders. There is an outside storage barn which is very useful for all the garden equipment. The rear garden has a side gate leading to the front. There is an outside double waterproof socket and outside tap. Garden is enclosed by timber fencing and brick wall.

### Front Garden.

Entry to the front of this property is by a footpath with paved areas. Brick wall enclosed with side gate to rear garden.

# 15 Coleman Street, Raunds



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Raunds, Northamptonshire

01933 825154

nigel@frostyfields.co.uk