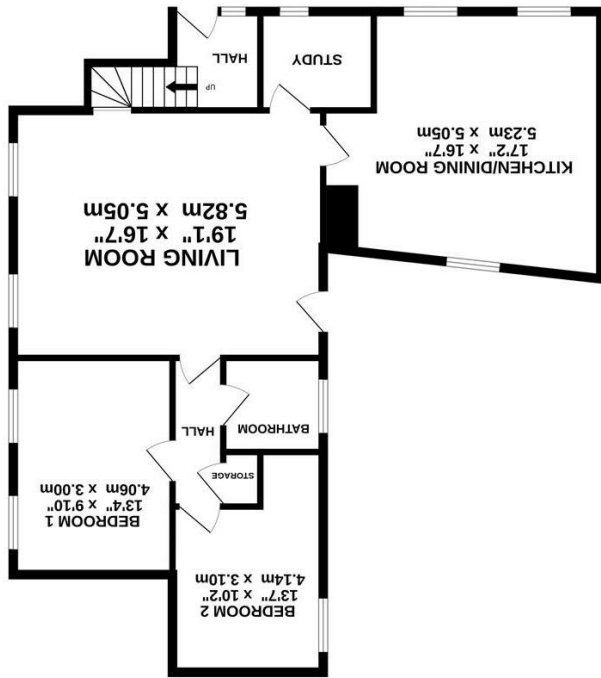


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

TOTAL FLOOR AREA: 933 sq. ft. (86.6 sq. m.) approx.  
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GROUND FLOOR  
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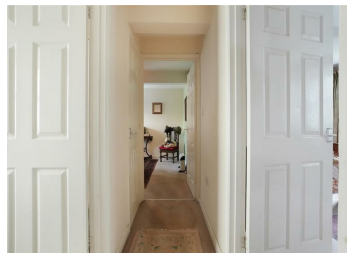


2 1 1 E

Offered to the market is this two bedroom terrace property which offers both charm and character within the sought after village of Raunds. This spacious accommodation comprises a living room, kitchen/dining room, versatile study, two double bedrooms and a three piece bathroom. Externally, you will find a low maintenance courtyard garden, ideal for outdoor furniture.

Upon entry you are welcomed into the hallway which houses the staircase down to the living accommodation. The generously sized lounge has ample space for both living and dining furniture and provides access to the versatile study, kitchen and hallway. The hallway leads you to the two double bedrooms at the rear of the property and the family bathroom. The bathroom comprises a bathtub with shower over, low level WC and a hand wash basin. The kitchen/diner provides bright and airy feel from its dual aspect windows and can easily accommodate a large dining table and chairs if desired. The kitchen is fitted with eye and base level units, along side space for a washing machine, fridge and freezer.

COUNCIL TAX BAND - A  
EPC - E



### Kitchen/Dining Room

17'1" x 16'6" (5.23 x 5.05)

### Living Room

19'1" x 16'6" (5.82 x 5.05)

### Bedroom One

13'3" x 9'10" (4.06 x 3.00)

### Bedroom Two

13'6" x 10'2" (4.14 x 3.10)

