



1 Anvil Crescent
Raunds, Northants NN9 6FB



Sought after location. This well presented three bedroom semi detached home is situated on the outskirts of the market town of Raunds within walking distance to all amenities in the town and countryside walks on your doorstep. Boasting off road parking and enclosed rear garden, solar panels and double glazing throughout. Enter the property into hallway with doors to: kitchen/breakfast room fitted with ample storage and built in appliances to include oven, hob and extractor, integrated fridge/freezer, tiled flooring, cloakroom, living room set to the rear with patio doors leading out to the rear garden. To the first floor are three bedrooms with the master having built in storage, family bathroom fitted with a three piece suite comprising of panelled bath with shower over, wc and wash hand basin. Externally to the side is a driveway providing off road parking, the front garden is enclosed with wrought iron railings, lawn area and pathway to front door. The rear garden affords a private aspect and is tiered to provide patio area set immediately to the rear of the living room, picket fencing and steps lead down to lawn area, all enclosed with timber fencing. Viewing is highly recommended to appreciate the location of this family home.

EPC RATING B

COUNTIL TAX B

 3

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Price £245,000



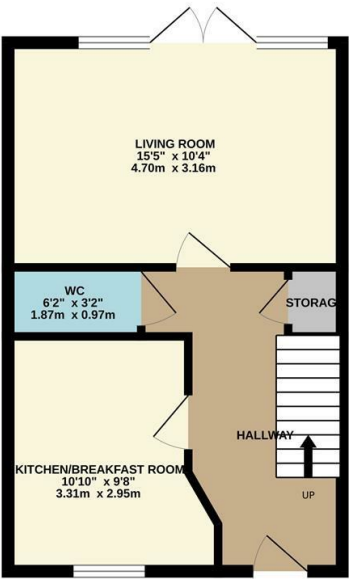
Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist.

The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths.

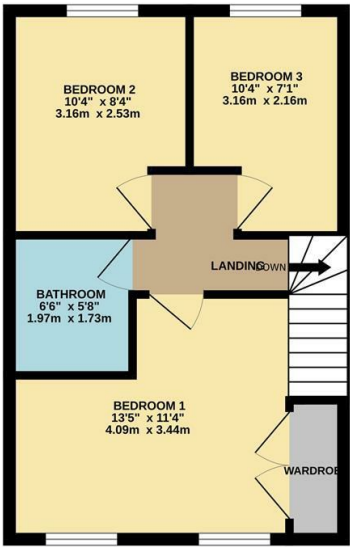
The major road network links of the A45 and A14 are close by giving easy access to M1/M6. The train stations are also within 20 minutes drive giving access to London in under an hour.



GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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