



11 Holmes Avenue

Raunds, Northamptonshire NN9 6SZ



Simpson & Partners



Attention Investor/First Time Buyers! This well presented three bedroom semi detached home is situated on the edge of the market town of Raunds, within walking distance to all amenities in the town and countryside walks on your doorstep. Further benefits include single garage in a block to the rear and enclosed rear garden. Enter the property into porch with door hallway having stairs rising to the first floor and door to: living room with window to front and feature fireplace, double doors lead through to kitchen/dining room fitted with ample storage and built in oven, hob and extractor fan over, breakfast bar area, space and plumbing for white goods. Patio doors lead through to good sized conservatory set to the rear overlooking the low maintenance rear garden. To the first floor are three bedrooms served by family bathroom with P-shaped bath. The property sits on a good sized corner plot with lawn to front and side. To the rear is off road parking and single garage in a block. The rear garden is of low maintenance with patio enclosed with brick wall. Viewing is highly recommended to appreciate the location this home.

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Chain Free £219,950

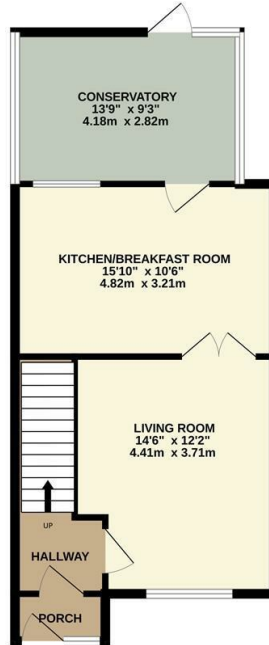


Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist.

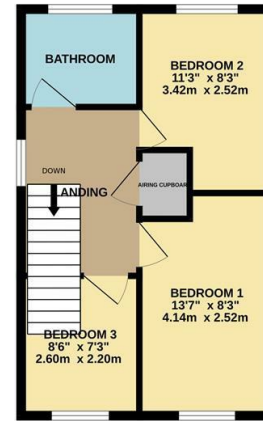
The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths. The major road network links of the A45 and A14 are close by giving easy access to M1/M6. The train stations are also within 20 minutes drive giving access to London in under an hour.



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA- 922 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of blocks, wall-thickness, 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		84
(69-80) C	68	
(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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