

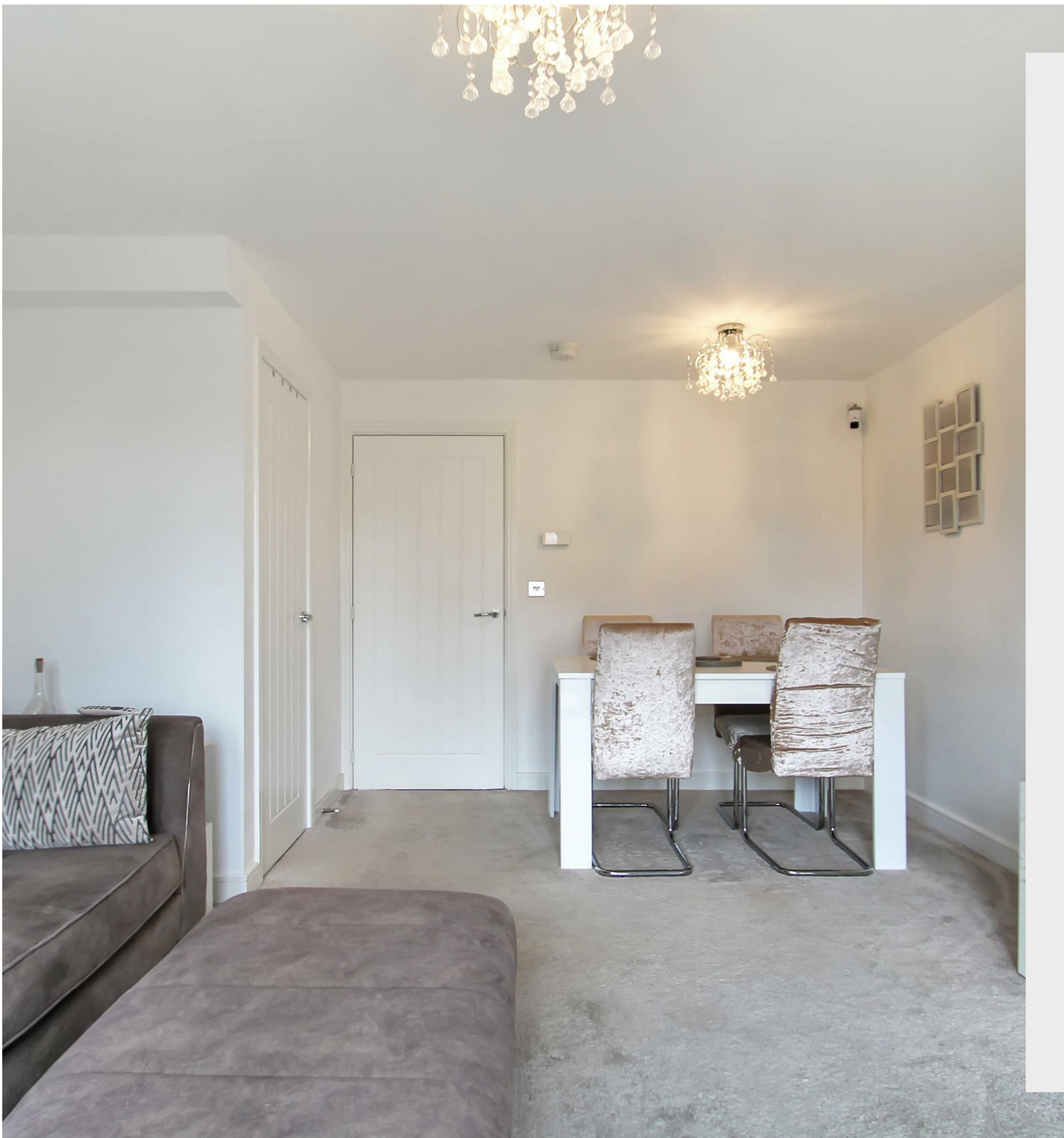


8 Oak Close

Raunds, Northants NN9 6FL



Simpson & Partners



Attention First Time Buyers/Investors. Great Location close to town centre and countryside walks on your doorstep. This lovely two bedroom semi detached home is presented to an excellent order throughout and boasts off road parking and enclosed garden. Enter the property into the hallway with stairs rising to the first floor, door to cloakroom, opening to kitchen. The kitchen is fitted with a modern range of wall and base units with built in appliances to include integrated oven, hob and extractor. The lounge/dining room has patio doors leading out to the rear garden and door to understairs storage cupboard. To the first floor are two double bedrooms and family bathroom fitted with a three piece suite comprising bath with shower over, wash hand basin and wc. Externally to the front is small front garden with shrub borders and pathway to front door, to the side is a driveway providing ample off road parking and gated access to the rear. The rear garden has a patio area set immediately from the living room with timber covered out door kitchen/BBQ area ideal for alfresco entertaining, lawn and timber shed, enclosed with timber fencing. Viewing is highly recommended to appreciate this well presented home.

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Offers In Excess Of £230,000

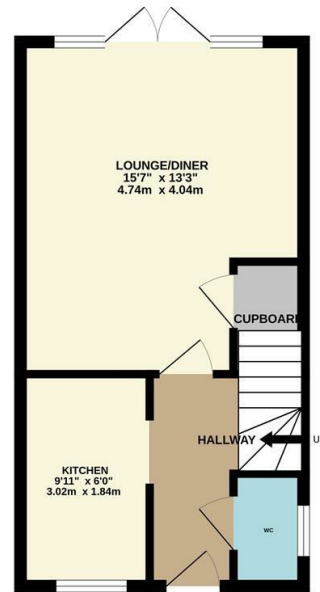


Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist.

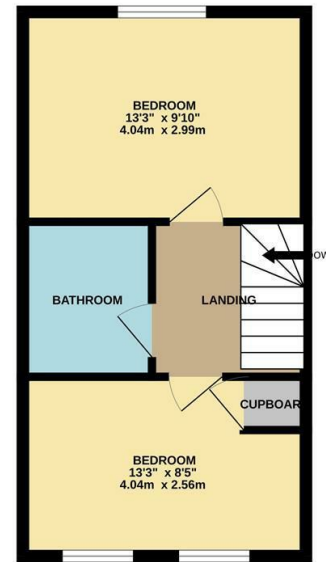
The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths. The major road network links of the A45 and A14 are close by giving easy access to M1/M6.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



GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such for 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		97
(81-91) B	83	
(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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01832 731222

thrapston@simpsonandpartners.co.uk

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43-45 High Street, Thrapston, Northants, NN14 4JJ