



28 Wellington Road
Raunds, Northants NN9 6DL



Simpson & Partners



Attention First Time Buyers! This three storey mid terrace home is situated in the heart of the market town of Raunds within walking distance to all amenities and countryside walks on your doorstep. In need of some updating throughout however offering spacious and flexible living. Further benefits include private garden, recently installed boiler, and updated plumbing. Enter the property into the hallway with door to downstairs bedroom having bay window to the front, dining room set to the rear with bay window overlooking the rear garden. To the first floor is the lounge with bay window to front and open plan kitchen to the rear with door to rear garden, fitted with ample storage, built in oven, hb and extractor fan, space for tall fridge/freezer, space and plumbing for dishwasher. Stairs lead up the second floor where there is a further double bedroom and large bathroom fitted with a four piece suite and velux window. The rear garden offers a private aspect with patio area, astro turf lawn, timber shed, enclosed with timber fencing. Viewing is highly recommended to appreciate the potential on offer.

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Price £170,000

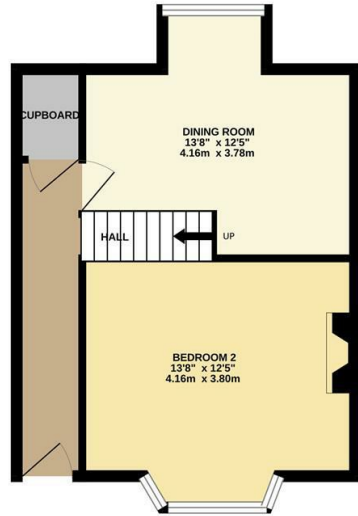


Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist.

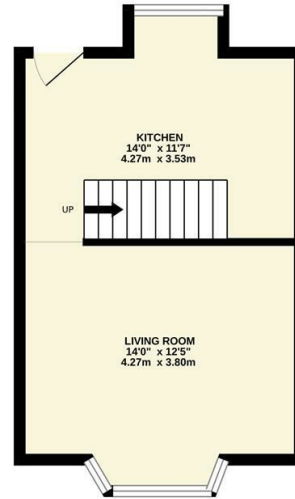
The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths. The major road network links of the A45 and A14 are close by giving easy access to M1/M6.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



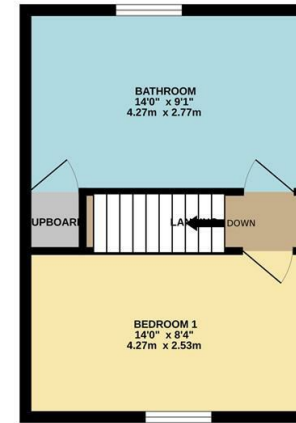
GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



2ND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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