



2 Hollington Road  
Raunds, Northants NN9 6NH



**Simpson & Partners**



Recently updated by the current owners to include refurbished master bedroom and bathroom. This rarely available three bedroom Victorian terrace home. Situated in the heart of the market town of Raunds, within walking distance to all amenities available in the town and countryside walks on your doorstep. Further benefits include private landscaped rear garden and gas central heating. Enter the property into the hallway with stairs rising to the first floor, doors to: lounge/dining room with feature fireplace and shelving to alcoves, opening through to dining area with window to rear, door to kitchen and door to understairs storage cupboard. The kitchen is fitted with a good range of storage units, space for washing machine and built in oven, hob set in recess with oak beam over, door to rear garden. To the first floor are three bedrooms with the master bedroom being redecorated and updated by the current owners, built in storage to bedroom two and a family bathroom recently refitted with a three piece suite having shower over the bath with new shower screen, bath panel and redecoration and new flooring. The rear garden is enclosed with timber fencing and offers a private aspect, patio area set immediately to the rear of the house and inset astro turf lawn, brick out house. Viewing is highly recommended to appreciate this lovely home.

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Asking Price £185,000

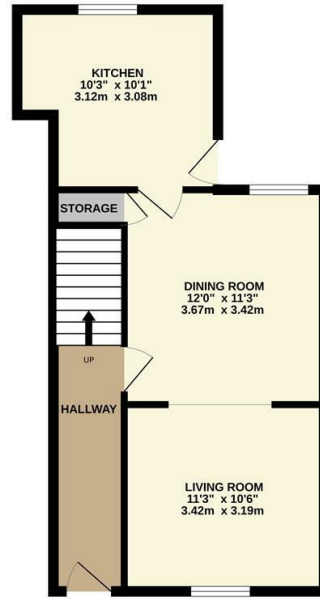


Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist.

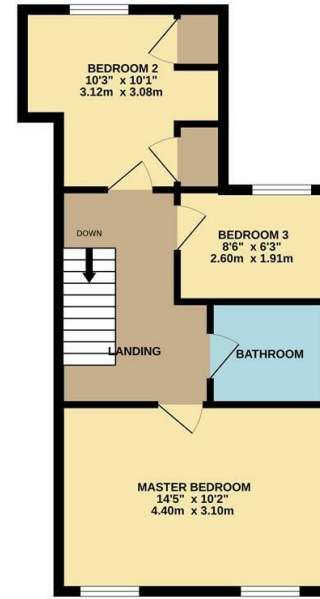
The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths. The major road network links of the A45 and A14 are close by giving easy access to M1/M6.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



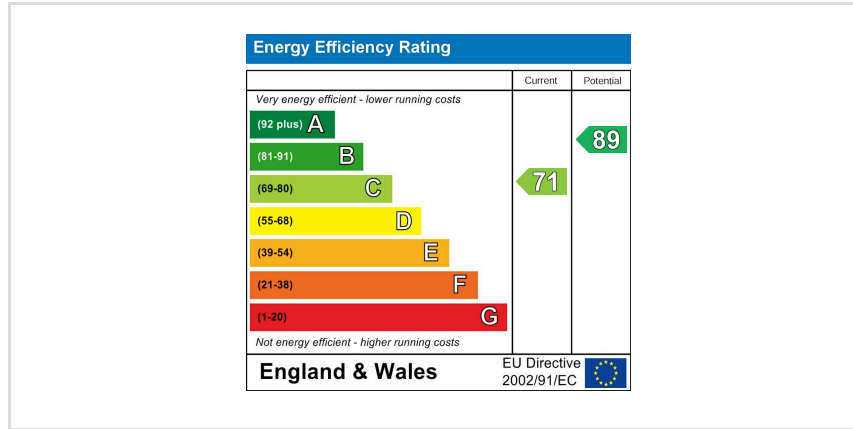
GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 894 sq.ft. (83.1 sq.m.) approx.  
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