



2 Glovers Lane

Raunds, Northamptonshire NN9 6TU

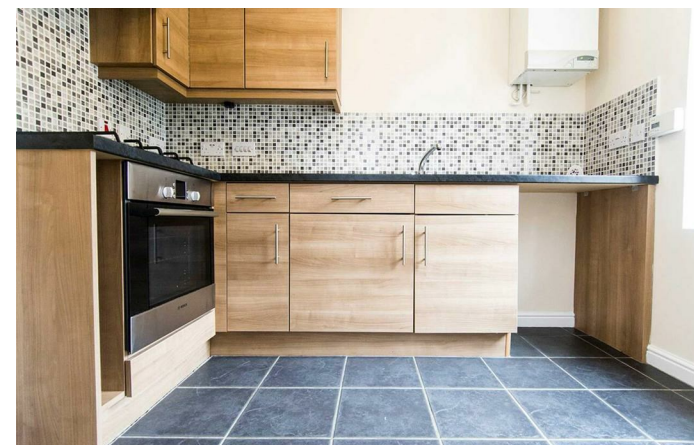


**Simpson & Partners**

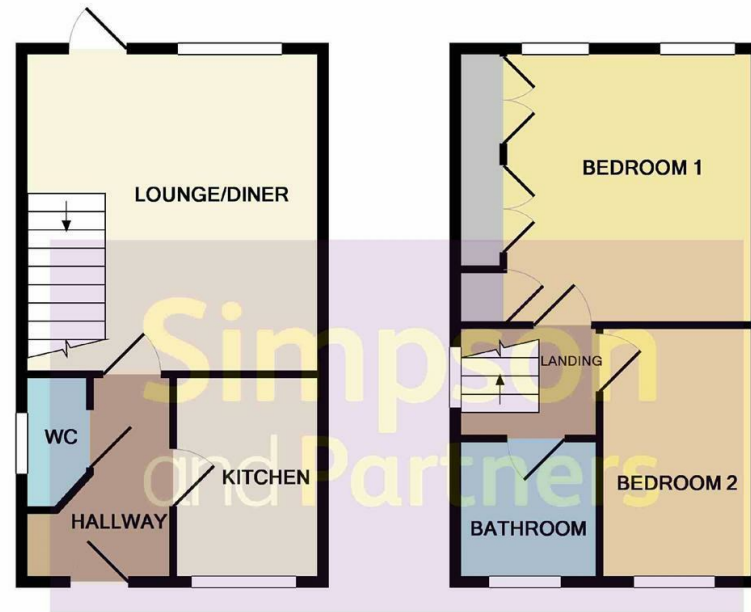


\*Available immediately\* Simpson and Partners are delighted to offer to the market this well presented two bedroom end of terrace property situated in the heart of the market town of Raunds, within walking distance to all amenities available in the town. The accommodation has been freshly decorated throughout, is laid across two floors and briefly comprises: entrance hall, downstairs cloakroom, kitchen, living room and to the first floor are two bedrooms and bathroom. Externally the property benefits from small front garden and enclosed rear garden, one allocated off road parking space to the rear. Available immediately, sorry no pets, EPC rating C, council tax band B.

£950 PCM



Simpson & Partners



GROUND FLOOR  
APPROX. FLOOR  
AREA 287 SQ.FT.  
(26.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 287 SQ.FT.  
(26.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 573 SQ.FT. (53.2 SQ.M.)

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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