

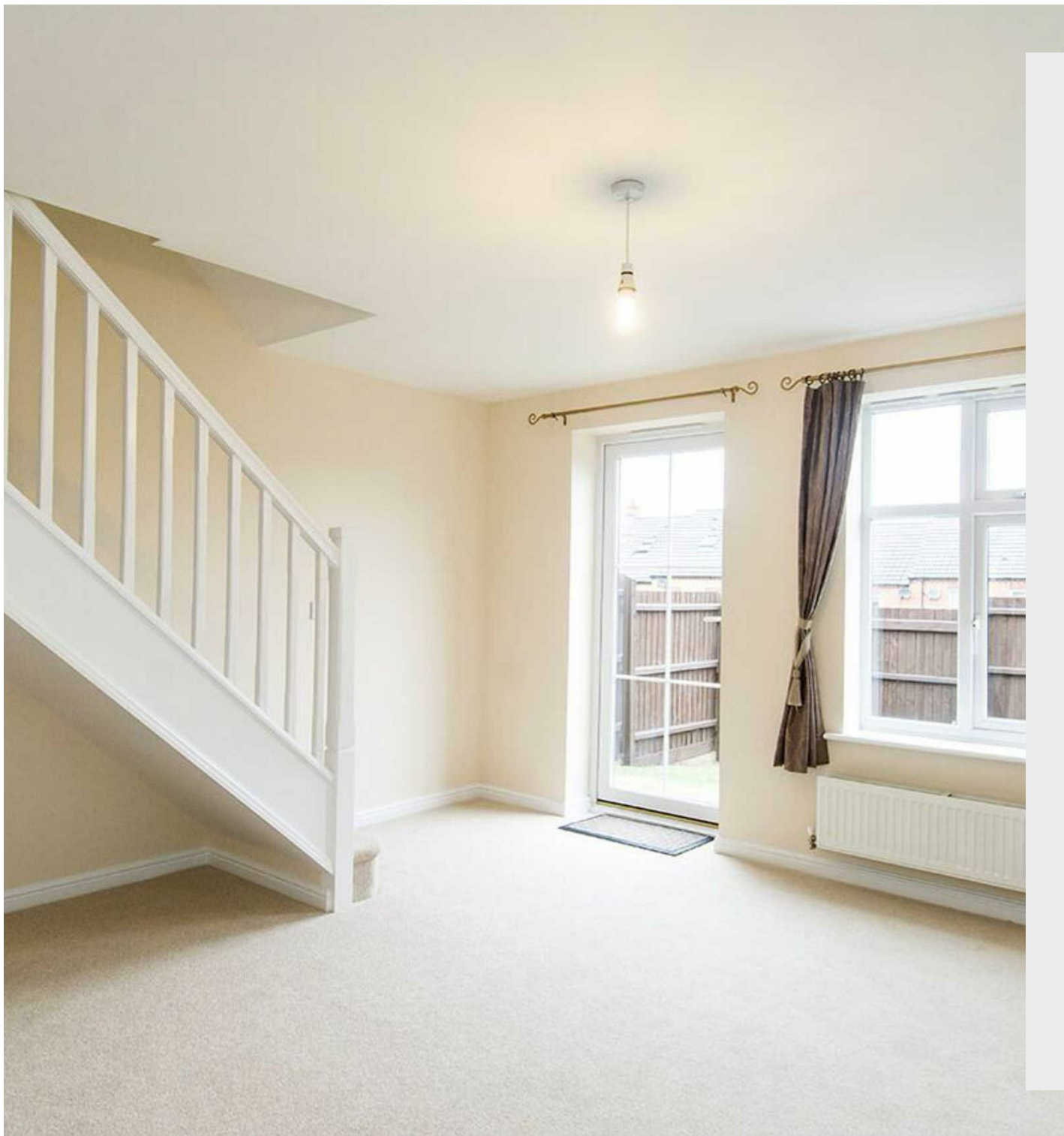


2 Glovers Lane

Raunds, Northamptonshire NN9 6TU



Simpson & Partners



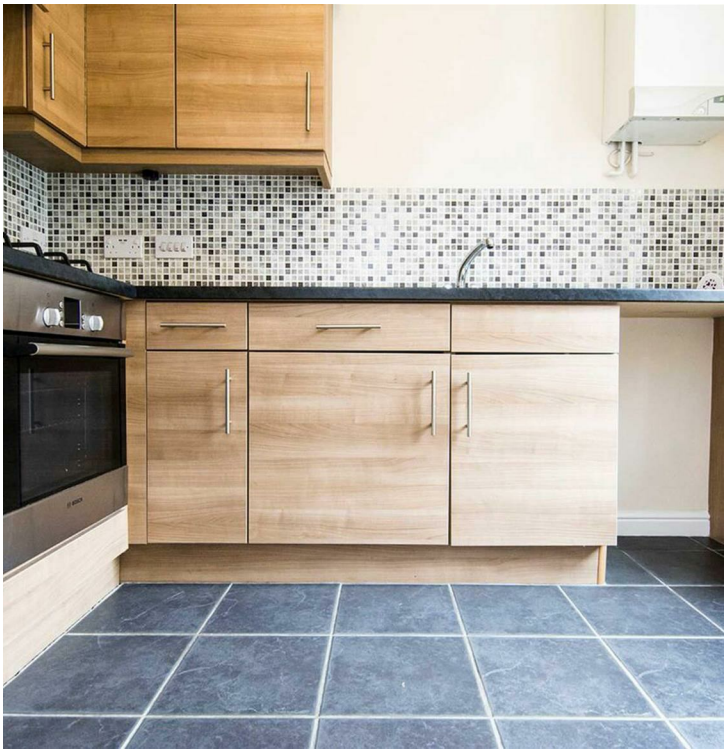
Attention First Time Buyers/Investors! This lovely end of terrace home is situated in the heart of the market town of Raunds within walking distance to all amenities available in the town and countryside walks on your doorstep. Offered to the market with NO CHAIN and presented in good order throughout. Further benefits include off road parking to the rear and enclosed rear garden. Enter the property into the hallway with doors to: downstairs cloakroom, kitchen fitted with ample storage and integrated oven, living room set to the rear with door to rear garden and stairs rising to the first floor landing. To the first floor are two good sized bedrooms with built in storage and family bathroom fitted with a three piece suite. Externally to the front is a small picket fence enclosed garden with gated access to the rear and pathway to front door. The rear garden is enclosed with timber fencing, mainly laid to lawn and having gate leading out to the parking space and gravel area. Viewing is highly recommended. EPC Rating C. Council Tax Band C.

 2

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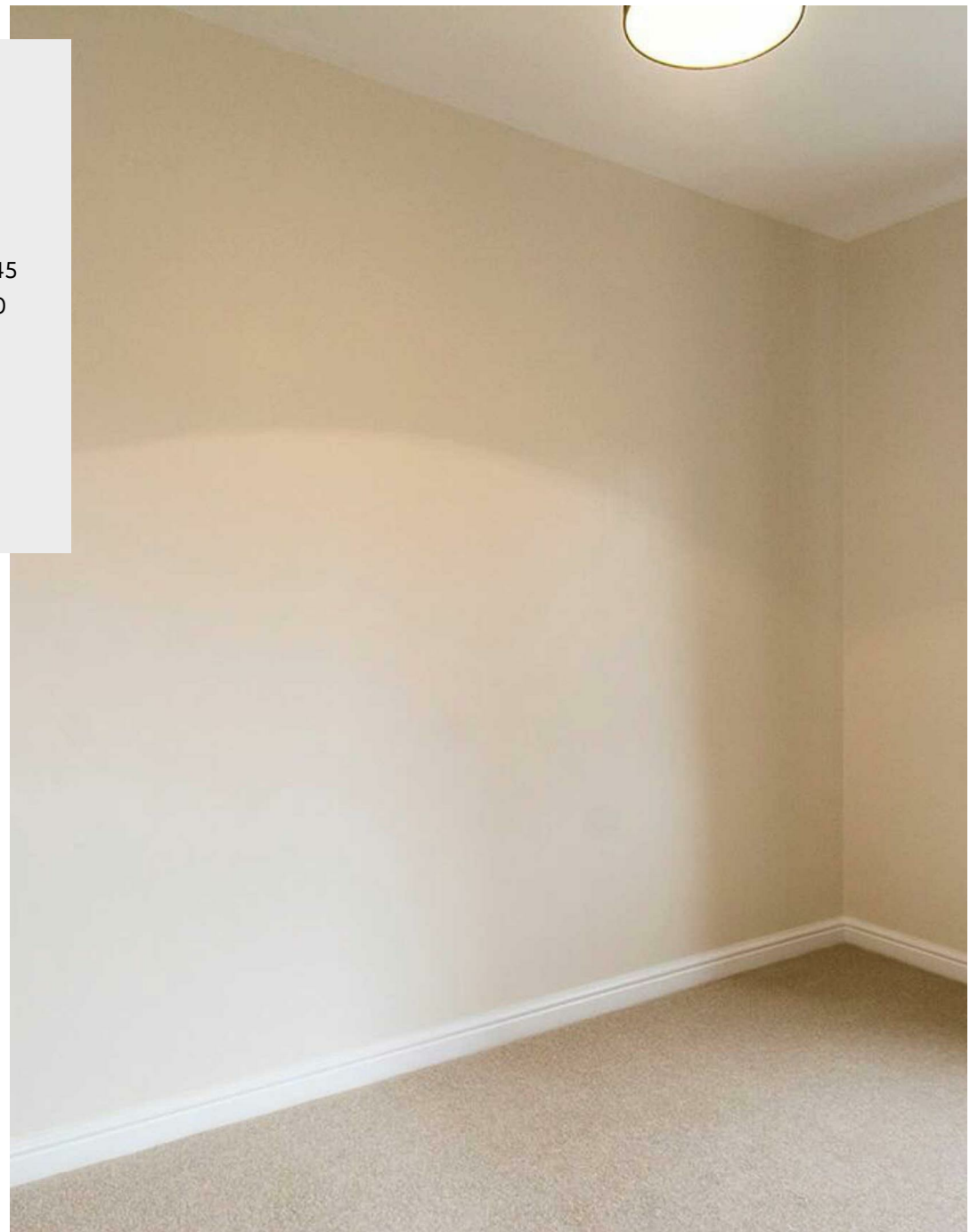
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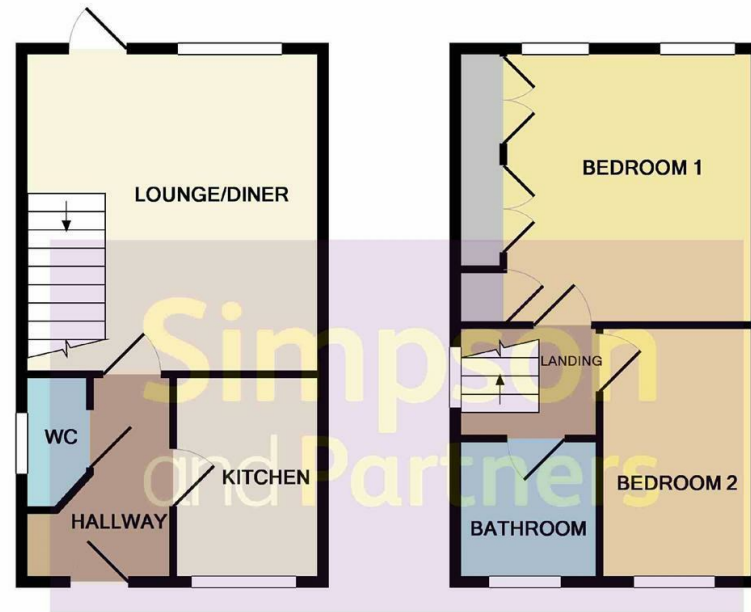
Price £210,000



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
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) A		92
(81-91) B	75	
(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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