



Mill Cottage, 2 Bridge Street
Raunds, Northants NN9 6HZ



Simpson & Partners



Character property in central location. This former building dates back to 1800's and was converted into four separate dwellings in 1986 offering many original and character features throughout. Situated in the heart of the market town of Raunds with stunning views of the Parish Church and local amenities a short walk away. Further benefits include courtyard garden and two double bedrooms. Enter the property into the hallway with stairs leading down to: good sized living room with dual aspect and doors leading through to useful study area, rear courtyard and spacious kitchen/dining room fitted with storage units with space for cooker and fridge, windows to both sides flooding the room with natural light. Inner lobby gives access to family bathroom, useful storage cupboard and two double bedrooms.

To the rear is a delightful courtyard area laid to gravel. The property is leasehold and has 86 years left on the lease, with the vendor owing 1/4 of the freehold (further details available upon request). The ground rent and maintenance charges total £400 per annum. Viewing is highly recommended to appreciate this individual character home. Council Tax Band A. EPC Rating D.

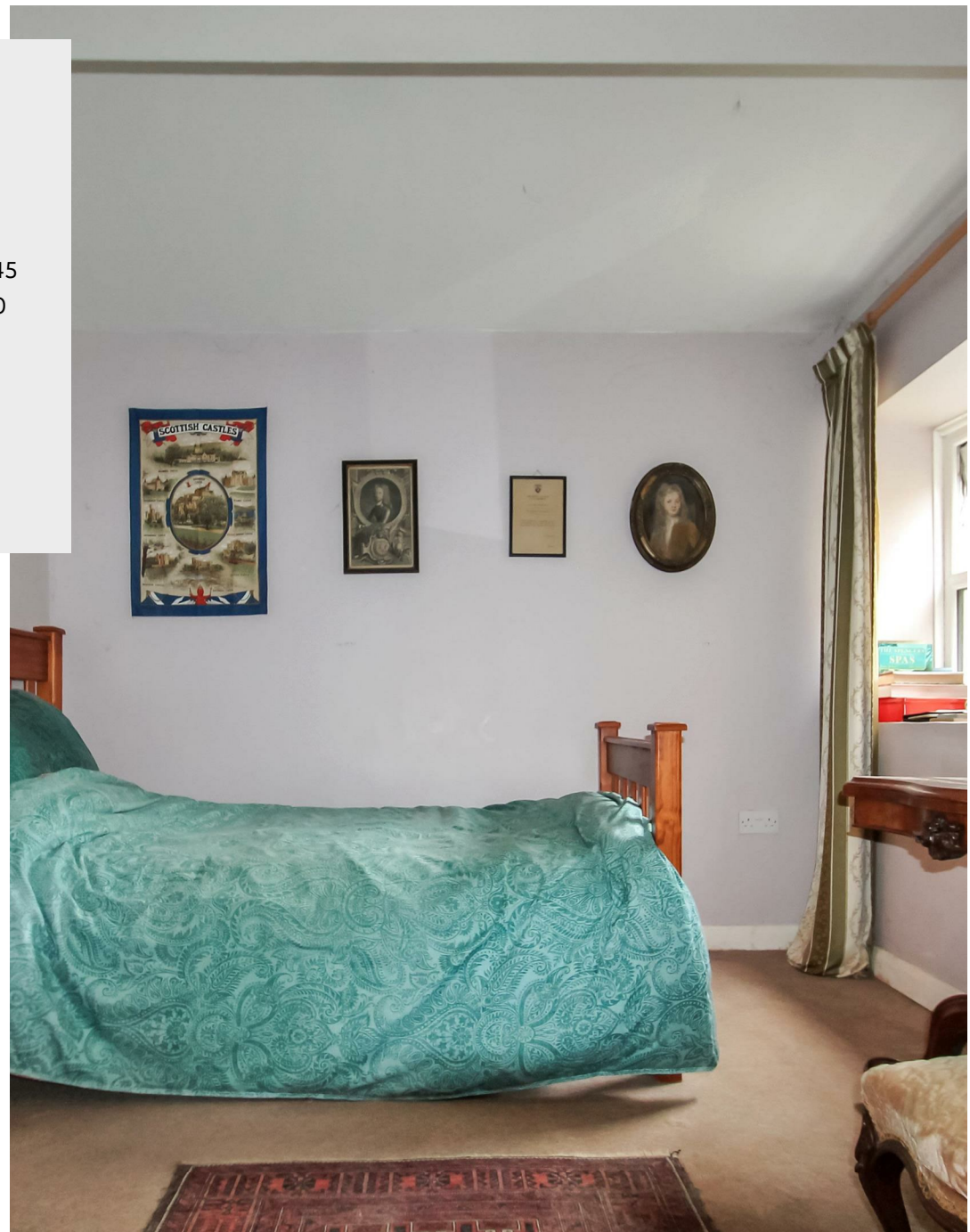


Price £165,000



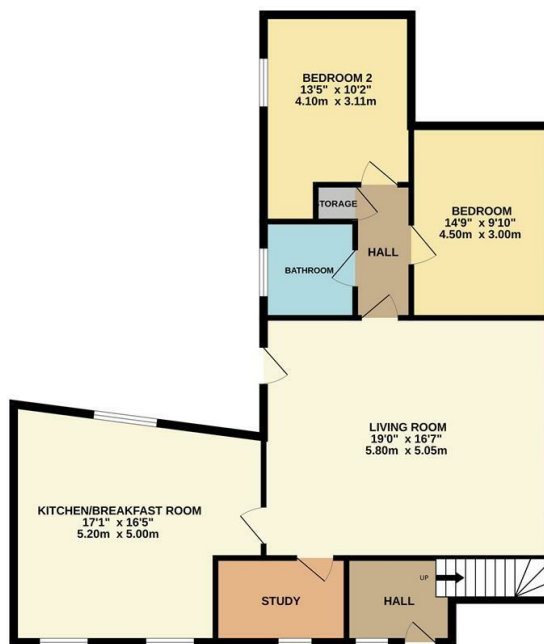
Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist.

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.



Simpson & Partners

GROUND FLOOR
1031 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA: 1031 sq.ft. (95.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission, or misstatement. 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. Made with Metreplan (2005)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	74	78
(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	



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

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