



Primrose Hill, Raunds Wellingborough  
**£170,000 Freehold**

**Sharman  
Quinney**

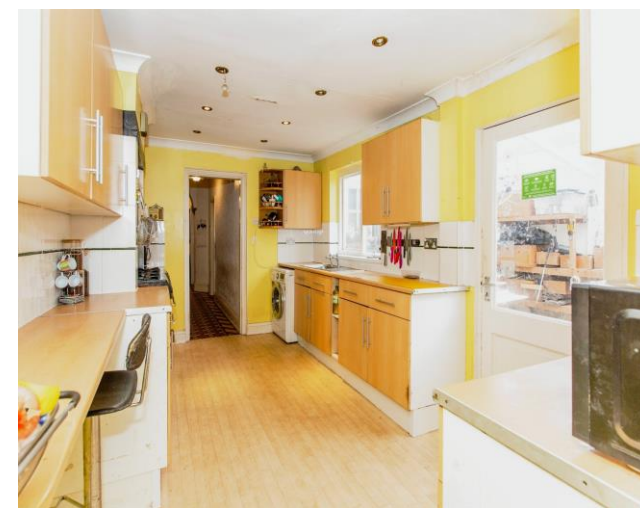


# Key Features



- A spacious bay fronted three-bedroom Victorian property
- Rare Opportunity to add value with refurbishment
- Chain Free
- Benefiting from ground floor w.c/shower room
- First floor bathroom with plumbing for en-suite to Bedroom

Offering excellent potential to add value through improvement, this spacious bay fronted three-bedroom Victorian end of Terrace home, conveniently located close to Raunds High Street. Arranged over two floors, accommodating three bedrooms with bathrooms to ground and first floors, with potential for a further ensuite to bedroom, with existing plumbing. Original features include an original decorative mosaic tiled floor to the hallway. The property has an open- fireplaces (untested) Partial double glazing and gas fired central heating via radiators. Briefly comprising:- sitting room, dining room, kitchen. Utility area, ground floor and first floor bathroom, Two double bedrooms and a single bedroom, family bathroom and enclosed rear garden.



## Ground Floor

Sitting Room - 12' 8" x 14' 5" (3.89m x 3.73m)

Diner Room - 8' 7" x 11' (2.62m x 3.35m)

Kitchen - 15' 0" x 9' 2" (4.58m x 2.81m)

Utility - 7' 2" x 6' 2" max (2.21m x 1.89m max)

- Door to Three-piece bathroom - Shower room /W.c.

## First Floor

Bedroom One - 12' 7" x 11' 7" (3.87m x 3.57m)

Door to potential Ensuite with historic plumbing for shower /w.c/basin

Family Bathroom - Three-piece suite

Bedroom Two - 11' 3" x 14' 7" (3.89m x 3.20m)

Bedroom Three - 6' 3" x 9' 5" (1.95m x 2.92m)

## Outside

### Front

A low retaining brick wall, with a courtyard low maintenance front garden and path to front door.

### Rear

Having an immediate paved patio area with the remainder of the garden being laid to lawn. A further hardstanding with timber-built storage shed. The garden is enclosed by timber panelled fencing.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01832 735589**



# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01832 735589

 16 High Street, THRAPSTON, Northamptonshire,  
NN14 4JH

 thrapston@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: THR103371 - 0001

