



**Windmill Lane, Raunds NN9 6SJ**

**welcome to**

**Windmill Lane, Raunds**

We're pleased to bring to market this wonderful semi-detached bungalow, which is one bedroom, but can be used as a two bedroom. Comes chain free, and benefits from a drive and garage.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Entered via double glazed door to the front aspect, radiator and doors to all rooms.

## Lounge

19' x 12' 1" ( 5.79m x 3.68m )

Double glazed window to the rear aspect, double glazed French doors to the rear aspect, radiator and television point.

## Kitchen

9' 5" x 9' 1" ( 2.87m x 2.77m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, electric oven and gas hob with cooker hood over, plumbing for washing machine, space for fridge or freezer and double glazed window to the side aspect.

## Bedroom One

10' 8" x 10' 1" ( 3.25m x 3.07m )

Double glazed window to the front aspect and radiator.

## Bedroom Two

10' 8" x 6' 5" ( 3.25m x 1.96m )

Radiator.

## Bathroom

Double glazed window to the side aspect, WC, wash hand basin, bath with shower over and part tiling.

## Externally

### Front

Block driveway providing off road parking for several cars, path to the front door and lawn area.

### Rear Garden

Mainly laid to lawn, patio providing a seating area and fence enclosing the garden.

### Garage

Accessed via up and over door from the driveway window to the rear aspect and door leading to the garden.



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## Windmill Lane, Raunds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SOLD VIA MODERN METHOD OF AUCTION
- CHAIN FREE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£180,000**



Total floor area 66.9 m<sup>2</sup> (723 sq ft) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings and orientations 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 errors, omissions or misstatements. A survey must always be undertaken. Powered by [www.zillow.com](http://www.zillow.com)

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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RDS106772 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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