



14 Smithfield Place
Raunds, Northants NN9 6HW



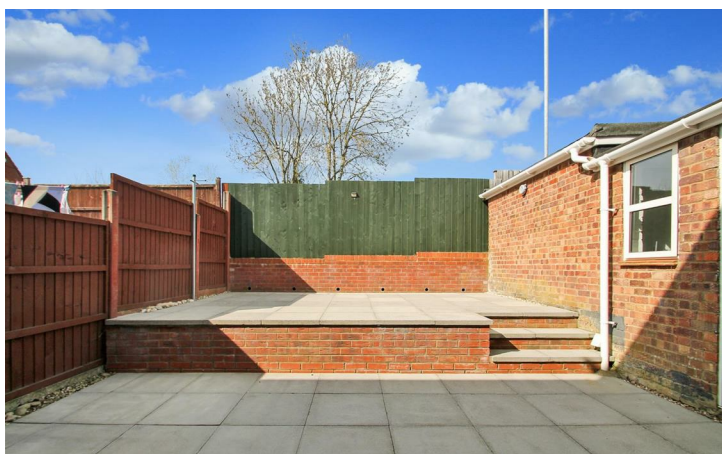
Simpson & Partners

Available early July 2026 This well presented three bedroom mid terrace home is tucked away in the sought after market town of Raunds within walking distance to all amenities available. Boasting private enclosed garden and redecoration throughout. The accommodation comprises: entrance hall, living room, dining room and fully fitted kitchen with built in oven, space fridge/freezer and washing machine and door to rear garden, downstairs wc. To the first floor are two double bedrooms with built in storage and further single, family bathroom having shower over the bath. The rear garden has been landscaped to provide low maintenance with patio areas, enclosed with timber fencing, outside storage barn with power connected. EPC Rating C. Council Tax Band A.




£1,050 Per Month

 3  1  1





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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