

CHARLES ORLEBAR

Estate Agents & Auctioneers



55 Park Avenue, Raunds, NN9 6NA

£180,000





55 Park Avenue

Raunds, NN9 6NA

- 3 Bedrooms
- Large garden
- W/c
- Modern boiler and heating
- Offroad parking
- Summer house
- Two reception rooms
- Modern consumer unit

Situated in a quiet no-through-road position in the popular market town of Raunds, this well-presented three-bedroom terraced home offers an excellent opportunity for first-time buyers, growing families, or investors alike. A particularly rare feature at this price point is the benefit of off-road parking, something seldom found locally outside of apartment developments.

The accommodation has been thoughtfully improved and maintained, with recent upgrades including a modern gas boiler and heating system, an updated consumer unit, and a refurbished ground floor WC. The property has also been redecorated throughout, creating a fresh and inviting interior ready for a new owner to move straight into and enjoy.

Outside, the property continues to impress with a generously sized rear garden providing ample space for families, entertaining, or those who simply enjoy outdoor living. A substantial summer house adds valuable versatility, offering potential as a home office, hobby room, gym, or relaxing retreat.

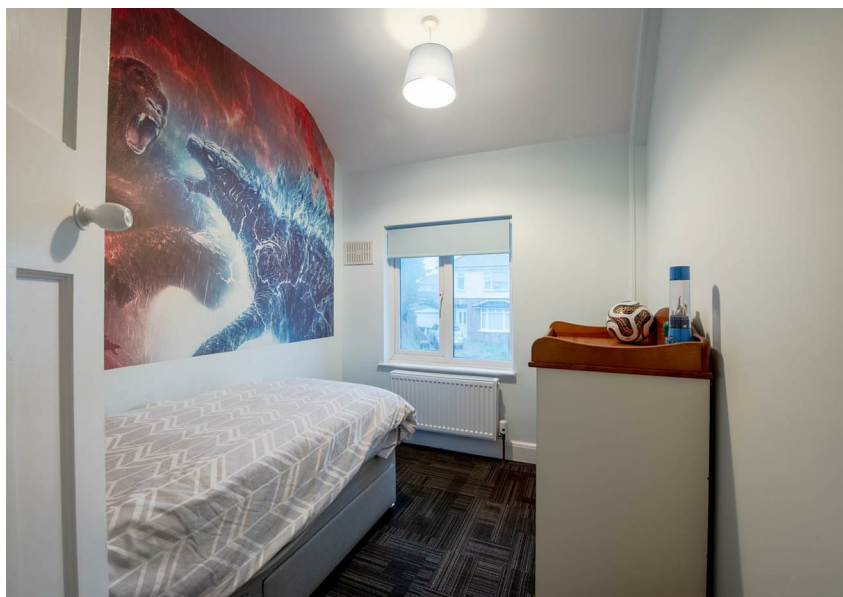
Raunds offers a range of everyday amenities including shops, schools, parks, and leisure facilities, while excellent road links provide convenient access to Rushden, Wellingborough, Kettering and beyond.

Combining practical modern improvements, generous outdoor space, off-road parking, and a peaceful location, this is a home that represents fantastic value for money and is sure to attract strong interest. Early viewing is highly recommended.

£180,000



Living Room	11'10" x 15'8" (3.60m x 4.78m)
Kitchen/Breakfast Room	9'7" x 12'8" (2.92m x 3.86m)
Hallway	2'9" x 6'2" (0.84m x 1.87m)
Conservatory	8'6" x 12'3" (2.60m x 3.74m)
WC	5'0" x 2'8" (1.52m x 0.82m)
Landing	7'3" x 6'7" (2.20m x 2.00m)
Bedroom 1	9'5" x 9'4" (2.87m x 2.85m)
Bedroom 2	11'11" x 8'0" (3.63m x 2.43m)
Bedroom 3	8'11" x 7'3" (2.72m x 2.22m)
Bathroom	4'11" x 6'0" (1.50m x 1.84m)





Floor Plans



Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

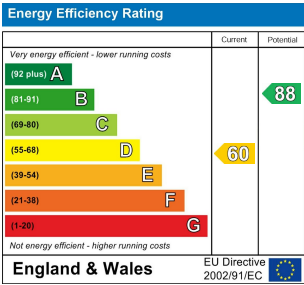
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph



Council Tax Band:A
North Northants

Tenure:Freehold