

49 Brook Street

Raunds, Northamptonshire NN9 6LL

Simpson & Partners

Occupying a delightful position within the heart of the popular market town of Raunds, this charming two-bedroom stone cottage effortlessly combines traditional character with modern-day comforts. Offered to the market for sale with no forward chain, this attractive home presents a wonderful opportunity for first-time buyers, downsizers or those seeking an investment property.

Beautifully positioned within easy reach of the town's amenities, the property boasts an inviting interior with a warm and welcoming atmosphere throughout. The accommodation includes a cosy yet well-proportioned living room, providing the perfect space to relax and unwind, whilst the modern fitted kitchen/dining room offers a stylish and practical setting for everyday living and entertaining.

To the first floor, there are two bedrooms, both offering comfortable accommodation, complemented by a family bathroom.

Outside, the property continues to impress with a delightful enclosed courtyard-style garden, featuring a patio area ideal for alfresco dining, entertaining or simply enjoying the warmer months. Designed with low-maintenance living in mind, this charming outdoor space provides a lovely extension to the home.

A further benefit is the convenience of an allocated parking space, situated off nearby Shelmerdine Rise.

Combining the timeless appeal of a traditional stone cottage with the practicality of modern living, this lovely home enjoys a convenient central position and is ready for its next chapter. With no onward chain to consider, early viewing is highly recommended to fully appreciate everything this delightful property has to offer.

EPC Rating: D | Council Tax Band: B

£164,950

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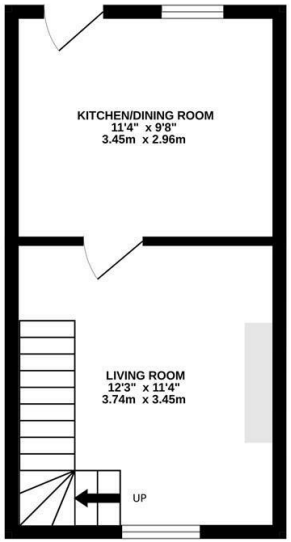
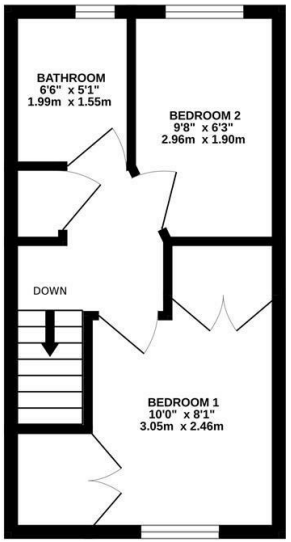
GROUND FLOOR



1ST FLOOR



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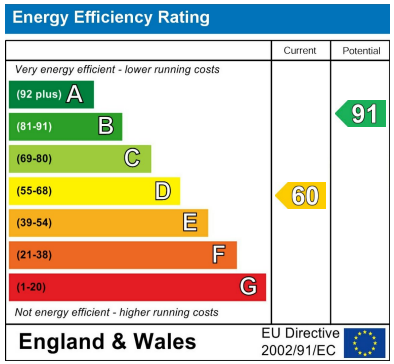

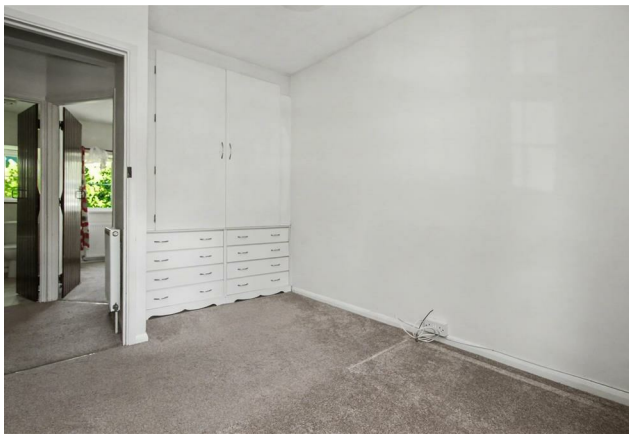

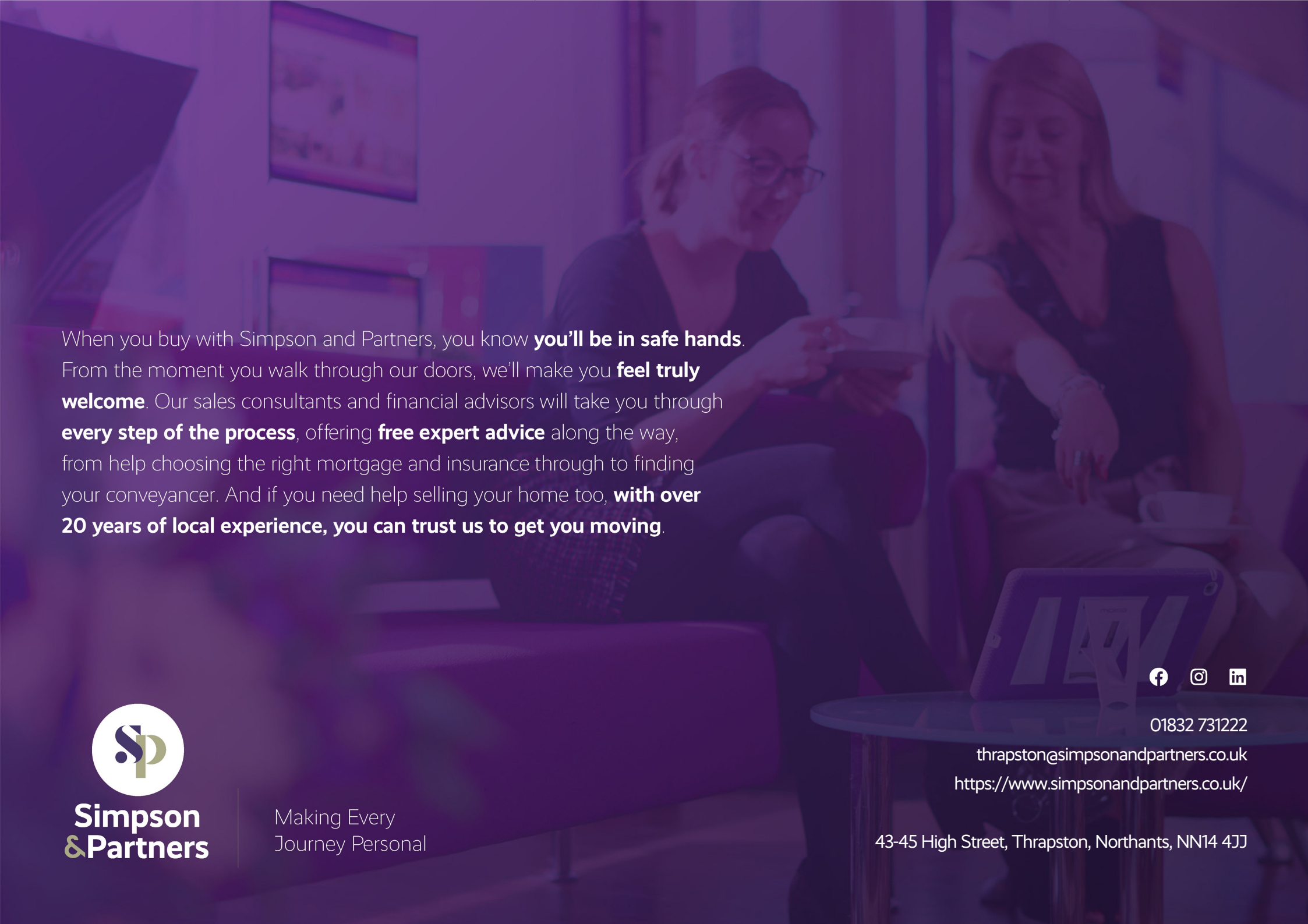

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