



**Manor Farm Road, Raunds NN9 6JQ**

**welcome to**

**Manor Farm Road, Raunds**

William H Brown are pleased to present this excellent investment opportunity. This property requires a full refurbishment and is situated in the highly desirable location of Raunds.



**Entrance Hall**

Entered via door to the front aspect, window to the front aspect and door to the lounge.

**Lounge**

Double glazed window to the front aspect, stairs rising to the first floor landing, fireplace and two radiators.

**Kitchen**

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, space for cooker, cooker hood and opening to the family/dining room.

**Family / Dining Room**

Two double glazed windows to the side aspect, two double glazed windows to the rear aspect and double glazed door to the rear aspect.

**First Floor Landing**

Stairs rising from the entrance hall, cupboard, access to loft space, doors to the bedrooms and bathroom.

**Bedroom One**

Double glazed window to the front aspect and radiator.

**Bedroom Two**

Double glazed window to the rear aspect and radiator.

**Bedroom Three**

Double glazed window to the front aspect and radiator.

**Bathroom**

Double glazed window to the rear aspect, WC, wash hand basin, shower cubicle, part tiling and heated towel rail.

**Externally****Front**

Gravel area, steps to a raised patio leading to the front door.

**Rear Garden**

Patio and decking providing seating areas and enclosed with fence.



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welcome to

## Manor Farm Road, Raunds

- CHAIN FREE
- INVESTMENT OPPORTUNITY
- SOUGHT AFTER LOCATION OF RAUNDS
- ENCLOSED GARDEN
- THREE BEDROOMS

Tenure: Freehold EPC Rating: E

Council Tax Band: B

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RDS106704 - 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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