



Manor Farm Road, Raunds Wellingborough

£145,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Two/Three BEDROOMS

For sale by 'Modern Method of Auction' is this Two /Three bedroom mid terrace cottage. The property requires renovation and modernisation throughout and would be a perfect project. The property offers two good size bedrooms, a large lounge, kitchen with utility and a dining room. There is a first-floor shower room, part double glazing and central heating. There is off street parking for two vehicles.

The property will require renovation and modernisation throughout and would be a perfect project. The property offers two doubles and a small single room, a large lounge, kitchen with utility and a dining room. There is a first-floor shower room, part double glazing and central heating.



Raunds is conveniently located for access to the A14/A45 and offers a short commute to mainline train stations to access London in around an hour. You'll also find yourselves close to some amazing countryside with Irchester Country Park and Stanwick Lakes a short drive away - very popular destinations for families, cyclists and walkers! If you're looking for a great place to have some fun and unwind with family or friends, Rushden Lakes offers a huge array of shops, bars, restaurants and leisure facilities and is only a short drive from the home.

Entrance Porch

Lounge 14' 6" max x 12' (4.42m max x 3.66m)

Dining Room 12' 7" x 7' 9" (3.84m x 2.36m)

Kitchen 8' 6" x 7' 2" (2.59m x 2.18m)

Additional Kitchen / Utility 9' x 8' 6" (2.74m x 2.59m)

Bedroom One 11' 9" max x 9' 4" (3.58m max x 2.84m)

Bedroom Two 10' 4" x 8' 4" max (3.15m x 2.54m max)

Bed 3 Nursery Room/ Dressing Room / Study 9' 5" x 4' 5" (2.87m x 1.35m)



First Floor Family Shower Room



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation 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 error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: THR103653 - 0003

