



**Bridge Street, Raunds NN9 6HZ**

**welcome to**

**Bridge Street, Raunds**

We're pleased to present this brilliant renovation opportunity, which comes chain free. This property features off road parking, workshop, enclosed garden of good size and four double bedrooms.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Entered via door to the front aspect, stairs rising to the first floor landing, two radiators, under stairs storage cupboard, doors to all rooms and rear garden.

## Living Room

Three double glazed windows to the front and side aspects, fitted solid wood cupboards, arch to the reception room and fireplace with log burner.

## Reception Room

Double glazed windows to the side and rear aspect, with fitted solid wood book shelves.

## Dining Room

Double glazed window to the front aspect, feature fireplace with tiled hearth, solid wood flooring, radiator and arch opening with steps down to the kitchen.

## Kitchen

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, Belfast sink and drainer, splash backs, electric oven and gas hob with cooker hood over, plumbing for washing machine, space for fridge, double glazed windows to the side and rear aspect.

## First Floor Landing

Stained glass feature window with secondary glazing to the rear aspect, stairs rising from the entrance hall, access to loft space, radiator, doors to the bedrooms and bathroom.

## Bedroom One

Double glazed windows to the side and rear aspects, wooden floor and radiator.

## Bedroom Two

Double glazed windows to the front and side aspect and radiator.

## Bedroom Three

Double glazed window to the front aspect, wooden floor and radiator.

## Bedroom Four

Double glazed window to the front aspect and radiator.

## Bathroom

Double glazed windows to the side and rear aspect, WC, wash hand basin, shower cubicle, bath, part tiling, storage cupboards and radiator.

## Externally

### Rear Garden

Large timber gates via Bridge Street provide access to side of house with a wide concrete area for off street parking. An enclosed courtyard garden directly to the rear of the property and a larger area of garden situated beyond, approximately 20m (70 ft) in depth comprising lawn and established borders with shrubs. The garden boundary ends at Rotten Row. There is a fine view of Raunds Church.

### Outbuildings

An extensive range of outbuildings edge the courtyard. These include a large barn of stone construction comprising 2 interconnecting rooms fitted with benches and cupboards for use as a workshop. Further outbuildings include a brick built former stable room with adjoining storage barns and a separate brick built room.



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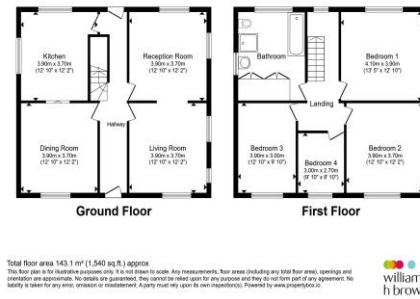
## Bridge Street, Raunds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CHAIN FREE
- Close to Local Amenities

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: E

guide price

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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william h brown



**01933 626625**



[Raunds@williamhbrown.co.uk](mailto:Raunds@williamhbrown.co.uk)



57 Brook Street, Raunds, Northamptonshire,  
NN9 6LL



[williamhbrown.co.uk](http://williamhbrown.co.uk)