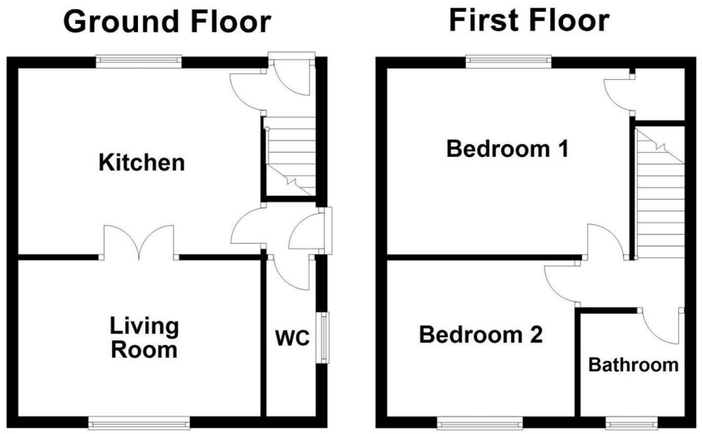
BUYERS PREMIUM

The purchaser will be required to pay a buyers premium charge of £2,400 (£2,000 plus VAT).

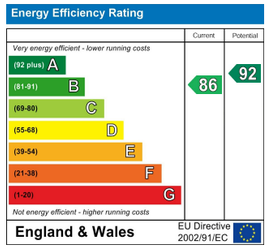
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Not to scale. For illustrative purposes only

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9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk

18 Manor Street, Raunds, Wellingborough, NN9 6JW



For auction Auction Guide £120,000

** FOR SALE BY LIVESTREAM AUCTION ON THURSDAY NOVEMBER 12TH AT 11AM **
GUIDE PRICE: £125,000 - £140,000
VIEWINGS - BY APPOINTMENT ONLY -PLEASE CONTACT THE OFFICE TO ARRANGE

A nicely presented two-bedroom end of terrace cottage with mobility access in the popular location of Raunds, Wellingborough. The property features approximately 730 sqft of net internal space which includes two bedrooms, kitchen, living area, downstairs WC & family bathroom on the first floor. It also benefits from a long rear garden, private off-road parking at the front with disability lift access and solar panels installed on the the roof. The property would benefit from internal modernisation & there is potential for a rear extension (STPP & Deed of Variation for pedestrian access).

The property is offered with a tenant in situ currently paying £9,000 per year.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:

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ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

DOWNSTAIRS WC
5'1 x 3
Downstairs WC with wash basin & UPVC window & single paneled radiator



LIVING AREA
10'2 x 12'2
Spacious living room with carpet flooring, curtain rail, double glazed windows to the front of the house & leads into the kitchen through double doors.



KITCHEN
12'2 x 12'3
A bright spacious kitchen with ample storage, wooden kitchen cabinets, tiled flooring, gas cooker, UPVC windows over looking the rear garden.



FIRST FLOOR

BATHROOM
5'2 x 7'2
Bathroom features tiling all over, a bathtub with shower head, low-level WC, wash basin with storage. rear facing UPVC window.



BEDROOM ONE
10'2 x 9
Front-facing UPVC window with curtain rail, carpet & single panel radiator.



BEDROOM TWO
12'1 x 12'1
Rear-facing UPVC window with curtain rail, carpet & single panel radiator.



OUTSIDE

FRONT GARDEN
Off road parking on driveway for one car, disability stair lift access, small lawned area, side access to the rear garden & main door.

REAR GARDEN
A very long lawned garden over looking St Peters Church, the garden features multiple sheds & storage huts at the end of the garden, mixture of shrubs, trees & bushes, patio area for seating, bordered fencing & a small green house.





SERVICES
Main drainage, water and electricity are connected. The property benefits from solar panels on the roof, air source heat pump heating / hot water (gas to property decomissioned)

COUNCIL TAX
East Northamptonshire Council Tax Band A

LOCAL AMMENITIES
18 Manor Street is a centrally located, family-friendly spot within a short walk of three primary schools and the local secondary school. Nearby shops include Asda superstore, local bakeries, and traditional pubs nearby, plus free town-centre parking just around the corner. For leisure, you have local playing fields on your doorstep and the scenic Stanwick Lakes nature reserve only a 5-minute drive away.

HOW TO GET THERE
From the A45, take the exit for Raunds (A605). At the roundabout, follow signs for the town centre via London Road. Turn onto High Street, then take Brook Street or Thorpe Street to reach Manor Street.

PRICE INFORMATION
*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE
The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).