Stanwick Lakes nature reserve is only a few minutes' drive away, offering extensive walking trails, cycling routes, and family activities, while nearby Rushden Lakes Shopping Centre provides major retail brands, dining, and a cinema complex.

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 PREMIUM

The purchaser will be required to pay a buyers premium of £1,500 ex VAT (£1,800 inc VAT).

BUYERS ADMIN CHARGE

The purchaser will be required to pay a buyers admin charge of £1,000 ex VAT (£1,200 inc VAT).

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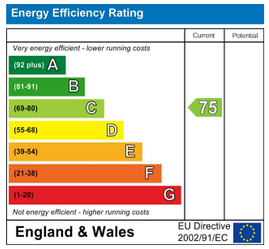

8 Harcourt Street, Raunds, Wellingborough, NN9 6LZ

For auction Auction Guide £125,000

** FOR SALE BY NATIONAL ONLINE AUCTION ON TUESDAY 13TH OCTOBER AT 13:00 **
GUIDE PRICE RANGE: £125,000 - £140,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

Situated within a popular residential area of Raunds, this well-presented two-bedroom mid-terraced property offers an excellent opportunity for investors, first-time buyers and owner-occupiers alike. Offered vacant and chain-free, the accommodation includes a well-appointed kitchen, living accommodation, two double bedrooms and a private rear garden. Presented in excellent condition and ready for immediate occupation or letting, the property has an estimated market rent of £950 PCM (£11,400 per annum), representing an attractive gross yield of approximately 8.8% at the guide price.

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

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

8 Harcourt Street, Raunds, Wellingborough, NN9 6LZ

ACCOMMODATION

GROUND FLOOR

LIVING / DINING AREA
25 x 12
Open living area features bay window to front aspect, carpet flooring, single paneled radiator & enter dining area. Door to under-stairs storage area.

KITCHEN
6'7 x 6'7
Entered via dining area, base & wall level kitchen units, windows to side aspect, stainless steel sink, gas cooker, extractor & oven, side door to access rear garden & access to rear bathroom/ wc

BATHROOM
Window to side aspect, bathtub with shower, hand wash basin with storage underneath, access to WC

DOWNSTAIRS WC
Window to side aspect & low level WC

FIRST FLOOR

BEDROOM ONE
13'1 x 12
Two UPVC double glazed windows to front aspect, double bedroom & carpet flooring

BEDROOM TWO
UPVC double glazed windows to rear aspect, double bedroom, carpet flooring & radiator, access to WC

WC
Small WC with hand wash basin & boiler

OUTSIDE

REAR GARDEN
Paved patio area, wooden fencing, trees at rear, washing line, small outbuilding for storage

SERVICES
Main drainage, water & electrics are connected

COUNCIL TAX
East Northamptonshire Council Tax Band A

HOW TO GET THERE
Situated just off Brook Street in central Raunds, 8 Harcourt Street (NN9 6L3) is easily reached by car via the major A45 and A6 transport corridors, providing quick connections to Rushden, Wellingborough, and the A14 at Thrapston. For rail commuters, Wellingborough Railway Station and Kettering Railway Station are both around a 15-minute drive away, offering fast East Midlands Railway services into London St Pancras in under an hour. Regular Stagecoach bus routes (including the service 16 and X45) connect Raunds town centre directly to neighbouring towns like Rushden and Northampton, with nearby stops on Brook Street just a short 2-minute walk from the property. For SatNav driver navigation, entering the postcode NN9 6L3 leads you straight to Harcourt Street.

LOCAL AMENITIES
Situated in the heart of the thriving market town of Raunds, 8 Harcourt Street offers exceptional access to a wide variety of everyday conveniences right on its doorstep. Residents are just a short walk from Raunds High Street, featuring a large Asda supermarket, a Co-op, independent bakeries, local cafes, and essential services including pharmacies and healthcare facilities. Families are well-catered for with highly regarded nearby schools, such as Raunds Park Infant School, St Peter's Church of England Academy, and Manor School for secondary education. For leisure and outdoor recreation, the stunning