



**Holmes Avenue, Raunds NN9 6SZ**

**welcome to**

**Holmes Avenue, Raunds**

We are delighted to offer for sale this detached two-bedroom bungalow, situated in the popular town of Raunds. Conveniently located close to local amenities, the property further benefits from a driveway and garage. Early viewings are highly recommended.



### **Entrance Hall**

Entered via double glazed door to the side aspect, double glazed window to the side aspect, access to loft space, radiator and doors to all rooms.

### **Lounge**

Double glazed windows to the rear aspect, double glazed door to the rear aspect, fireplace with log fire, radiator and television point.

### **Kitchen**

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, splash backs, space for cooker with extractor hood over, plumbing for washing machine, space for fridge/freezer, double glazed window to the rear aspect, radiator and double glazed door to the side aspect.

### **Bedroom One**

Two double glazed windows to the front aspect and two radiators.

### **Bedroom Two**

Currently used as a study.  
Double glazed window to the front aspect and radiator.

### **Bathroom**

Double glazed window to the side aspect, WC, wash hand basin, bath with shower over, part tiling and heated towel rail.

### **Externally**

#### **Front**

Block paved to front and side, gated side access and drive to garage.

#### **Rear Garden**

Patio providing a seating area, mature planted beds, gravel pathways, garden shed and fence enclosed.

#### **Garage**

Accessed via up and over door from the driveway.



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## Holmes Avenue, Raunds

- Detached Bungalow
- Two Bedroom
- Garage and Drive
- Cul-De-Sac
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £280,000



Total floor area 61.4 m<sup>2</sup> (660 sq ft) approx.  
This floor plan is illustrative only and is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings and orientations 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 survey must always be undertaken. Powered by [www.williamhbrown.co.uk](http://www.williamhbrown.co.uk)

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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RDS105765 - 0002

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