



**30 Hill Street, Raunds
Northamptonshire NN9 6NN
Offers Over £180,000 Freehold**

Offered to the market for sale via ourselves, the Sole Selling Agents, is this immaculate end of terrace cottage close to Raunds Town Centre. Well laid out, incorporating: hall, kitchen/breakfast room, lounge, landing, main bedroom with fitted wardrobes, second bedroom and modern shower room. Externally, one will find an enclosed gravelled garden with useful, separate brick-built store. Immediate viewing advised. Short onward chain.

- Immaculate end of terrace cottage
- Landing, main bedroom with fitted wardrobes, second bedroom
- Immediate viewing advised
- Energy rating - D66
- Close to Raunds Town Centre
- Modern shower room
- Short onward chain
- Hall, kitchen/breakfast room, lounge
- Enclosed gravelled garden with useful, separate brick-built store
- Ideal first-time purchase



Location

Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Energy Rating

Energy Efficiency Rating - D66

Certificate number - 0320-2111-1510-2505-6485

Council Tax Band

A

Accommodation

Ground Floor

Hall

Lounge 11'9" x 10'9" (3.59m x 3.30m)

Kitchen/Breakfast Room 11'4" x 8'7" (3.46m x 2.62m)

Built-in electric oven and gas hob with extractor over. Space and plumbing for both a washing machine and slimline dishwasher. Space for tall fridge/freezer. Useful under stairs cupboard which houses a Worcester gas boiler.

First Floor

Landing

Loft ladder to a partially boarded loft space, which has light connected.

Main Bedroom 11'5" x 9'10" (3.50m x 3.00m)

Fitted wardrobes

Bedroom 2 9'1" x 8'7" (2.78m x 2.62m)

Plus cupboard and recess.

Shower Room/WC 6'2" x 5'2" (1.88m x 1.60m)

Outside

Rear Garden

Fully enclosed.

Separate Brick Built Store

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Money Laundering Regulations 2017

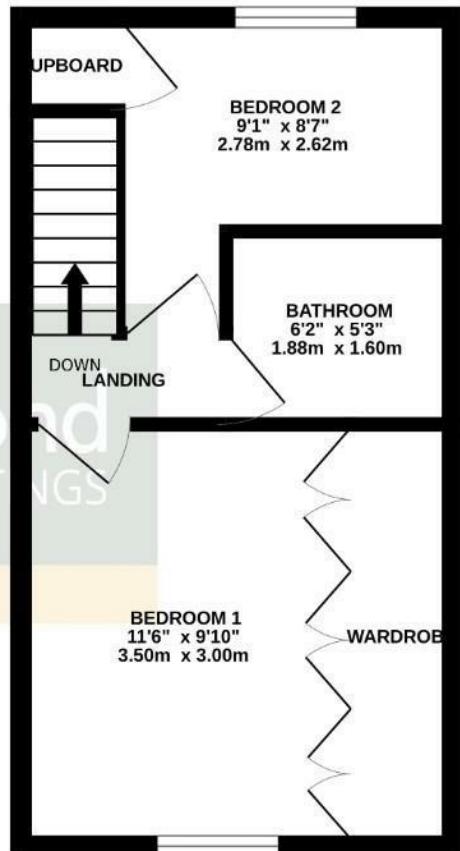
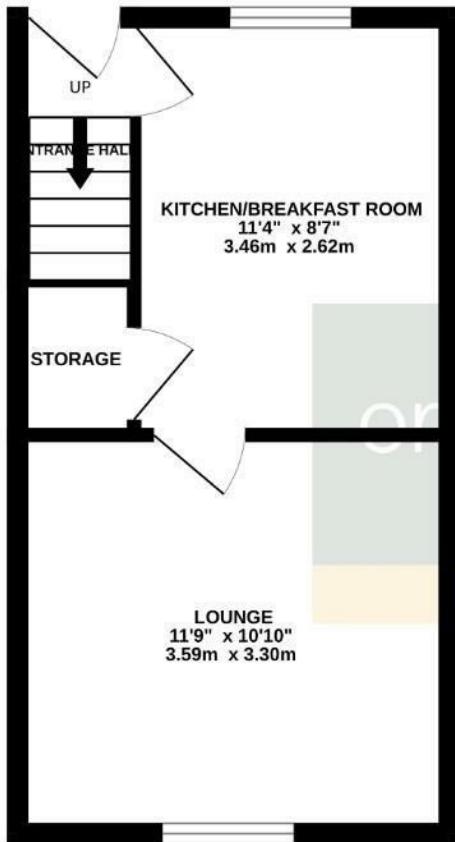
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
261 sq.ft. (24.3 sq.m.) approx.

1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 526 sq.ft. (48.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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