



15 Holmes Avenue, Raunds,
Wellingborough, Northamptonshire.
NN9 6SZ





£210,000

Freehold

Frosty Fields Estate Agents Ltd invite you to use your imagination and flare to redesign this lovely family home. There's certainly scope and potential for an Investor or First Time Buyer to start their journey on the proper ladder. Accommodation comprises of: Entrance Porch, entrance hallway, lounge, kitchen-dining/ breakfast area, rear inner porch, three bedrooms and family bathroom. Front and rear gardens. This property also comes with a single garage within a block. The property is situated close to all local amenities and Schools and is ideal for countryside walks as it sits towards the edge of the town.





Entrance Porch

Wooden framed entrance porch with door to the front and single glazed windows. Inside the porch is a louvred cupboard housing the meters and consumer unit. Dressed in wood panelling and dado rail. Entrance step to main hallway.

Entrance Hallway

Entered via glazed wooden door and stairs rising to the first floor. The walls are dressed in pine cladding with dado rail, there is also a radiator and telephone point with door opening onto the main lounge.

Lounge

3.70m x 4.20m (12' 2" x 13' 9") This light and airy lounge is spacious and offers room for improvements. Decorated in neutral tones with laminate flooring and a double glazed window to the front. This lounge also has a main fire surround with wooden mantle and tiled hearth with decorative fire. There are two cupboards one with shelving and the other one under the stairs plus shelving. French glazed doors opening into the kitchen/ dining-breakfast area.

Kitchen - Dining room/ Breakfast

3.20m x 4.65m (10' 6" x 15' 3") The kitchen is crying out for someone to redesign in a fresh contemporary fashion. Currently fitted in light textured cabinets with Lamona electric oven and hob with concealed extraction system. There are work surfaces and tiling to water sensitive areas. Please note you will also find the IDEAL combination boiler next to the stainless steel sink area. There is a double glazed door with pet flap to opening into the rear inner passage way and double glazed windows. The dining / breakfast area comes is fitted in laminate flooring and radiator.

Rear porch

1.60m x 1.90m (5' 3" x 6' 3") Double glazed door from the kitchen area with pet flap. This useful space could be used for any white good appliance such as a washing machine outlet, or tumble drier or under counter fridge if need be. There is a double glazed window to the side with etched opaque privacy glass. The ceiling is pine cladding with inset lighting. Door to garden.

First Floor Landing

Stairs rising from the entrance hall. The walls are dressed in pine cladding with dado rail. Doors to all rooms and airing cupboard. Now you need to let your imagination

creative themes running throughout ? Can you see it?

Bedroom One

2.60m x 3.55m (8' 6" x 11' 8") excluding wardrobes) The main bedroom is located to the front of this this home. There is a double glazed window to the front, radiator and built in wardrobes for storage.

Bedroom Two

2.50m x 3.15m (8' 2" x 10' 4") excluding the wardrobes) This lovely bedroom is located to the back of the property and overlooks the garden with distance views. There is a double glazed window, radiator and built in pine wardrobes.

Bedroom Three

2.00m x 2.60m (6' 7" x 8' 6") This bedroom could be easily be turned into a home office or nursery. There is a double glazed window to the front, radiator and a small cupboard.

Family Bathroom

1.75m x 2.10m (5' 9" x 6' 11") Are those creative thoughts still running through your mind? The bathroom is in need of further improvements, and currently fitted with the a traditional suite. There is an double glazed window to the rear being opaque, and radiator. The walls are dressing in subtle wood panelling.

Rear Garden

Quaint rear garden being enclosed by timber fencing with gate access opening onto the shared parking areas and your garage. There is a small lawned area with patio and outside tap. The garden also has plant borders and shrubs.

Garage

2.60m x 4.80m (8' 6" x 15' 9") The single garage is situated in a block with shared access road for the other neighbours. The door is up and over.

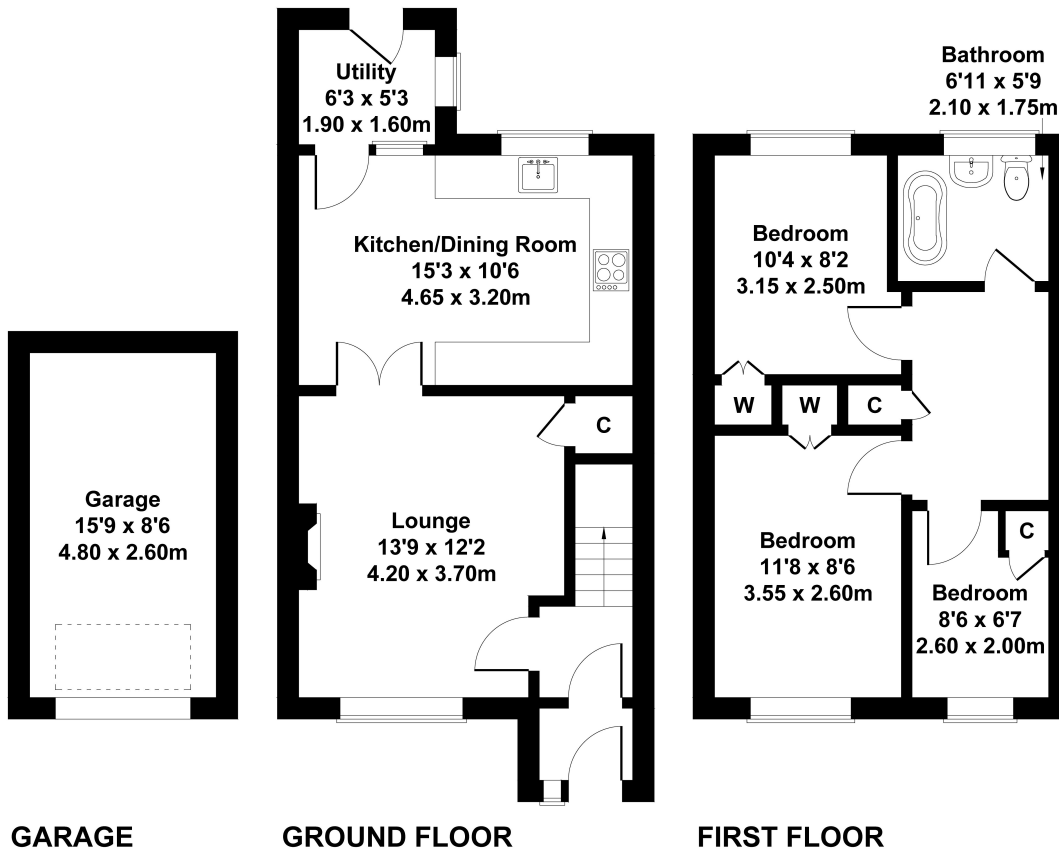
Front Garden

The front garden is open plan and allows for a footpath leading to the entrance porch. There is lawn area and shrubs.



15 Holmes Avenue, Raunds

Approximate Gross Internal Area
947 sq ft - 88 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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