



8 Harrisons Walk, Thrapston, NN14 4GY

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Three bedroom townhouse
- Light and airy living room
- Modern kitchen breakfast room
- Three well balanced bedrooms
- Three piece family bathroom
- Allocated off road parking
- Enclosed rear garden
- EPC rating - C
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- Freehold

£225,000





**** NO ONWARD CHAIN **** Three bedroom townhouse situated in the heart of Thrapston, with amenities on your doorstep. The property benefits from a light & airy living room, modern kitchen breakfast room, three well balanced bedrooms, two bathrooms, downstairs cloakroom, allocated off road parking and an enclosed rear garden.

The property is arranged over three floors, entering via the entrance hall with stairs leading to the first floor and cloakroom underneath. To one side of the entrance hall is the spacious kitchen breakfast room featuring a wealth of units. Completing downstairs is the light and airy living room with French doors which open out onto the patio. To the first floor, the landing connects two well proportioned bedrooms and the family three piece bathroom. To the second and final floor, the landing connects the airing cupboard and bedroom one. The double bedroom on the top floor has a built in wardrobe, sky lights and it's own three piece en suite with walk in shower.



Outside to the front is an inset footpath leading to the front door accompanied by a lawn. The rear garden is fully enclosed and features a patio seating area with lawn and gravel borders. The allocated parking is located on the entrance to Harrison's walk along with two visitor parking spaces.



Entrance hall 4.32m x 4.32m (14'2" x 14'2")

Cloakroom 1.73m x 0.91m (5'8" x 3'0")

Kitchen breakfast room narrowing to 0.61m x 2.06m

Living room 4.22m x 3.53m (13'10" x 11'7")

Landing 5.11m x 1.85m (16'10" x 6'1")

Bedroom two 4.22m x 2.74m (13'10" x 9'0")

Bedroom three 3.12m x 2.26m (10'2" x 7'5")

Bathroom 2.26m x 1.91m (7'5" x 6'4")

Bedroom one 3.61m x 3.20m (11'10" x 10'6")

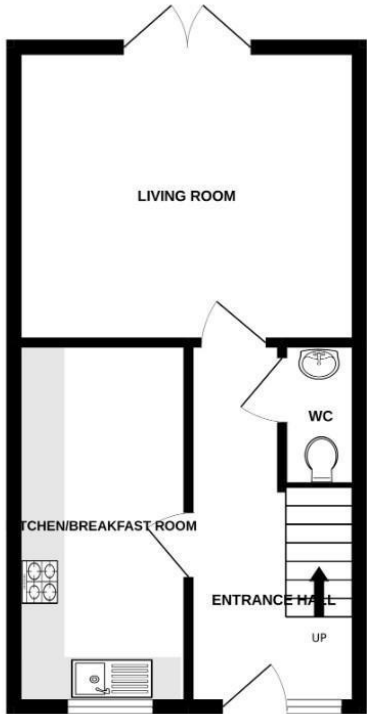
En-suite 3.20m x 1.45m (10'6" x 4'10")

Council tax band/Local authority 0.00m x 0.00m (0'0" x 0'0")

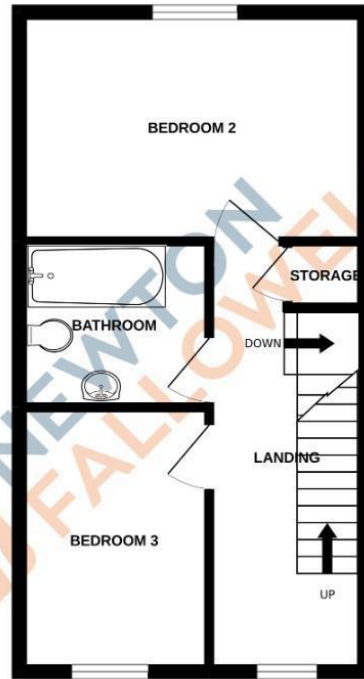
Band C / East Northamptonshire CC



GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



2ND FLOOR
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.