



14 Junction Way

Thrapston, Northamptonshire NN14 4RS



Simpson & Partners

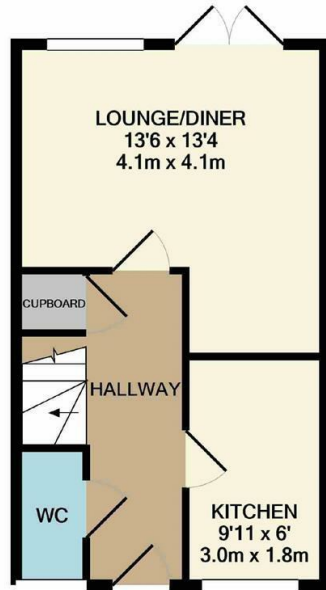
\*\*\*LET PRIOR TO MARKETING, SORRY NO FURTHER VIEWINGS\*\*\* A well presented two bedroom home located in the ever popular town of Thrapston. The property comprises: entrance hall, downstairs cloakroom, kitchen with built in fridge/freezer, lounge/diner, two double bedrooms and family bathroom. The property further benefits from a fully enclosed and landscaped rear garden and off road parking for two cars. A small pet may be considered, for an extra £25-£50 per month. Available late April 2024



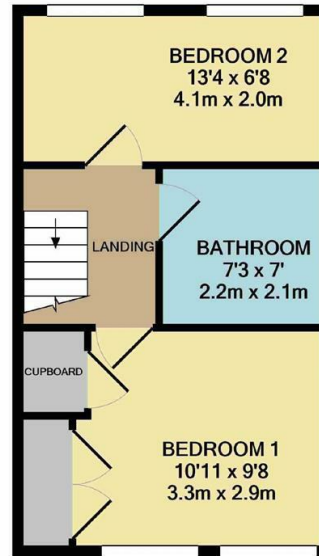
£850 PCM

2 1 1





GROUND FLOOR  
APPROX. FLOOR  
AREA 311 SQ.FT.  
(28.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 311 SQ.FT.  
(28.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 622 SQ.FT. (57.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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