



2 Chicheley Cottages  
Thrapston, Northamptonshire NN14 4XT



**Simpson & Partners**



Tucked away in the heart of the town and offered to the market with NO CHAIN. This well presented three storey town house is situated in the heart of the market town of Thrapston with all amenities available in the town on your door step and a short walk to many countryside walks. Boasting secured parking to the rear via electric gates with allocated parking next to the rear gates and enclosed courtyard garden. Further benefits include three bedrooms and renovated en-suite to master recently installed double glazing and gas central heating, new bathroom and kitchen. Enter the property into the hallway with glass door leading to: living area having patio doors to rear courtyard flooding the room with light, lovely feature fireplace, stairs rising to the first floor and door to: modern fitted kitchen having ample storage and built in appliances to include eye level oven, hob and extractor fan, tiled flooring and wine storage. To the first floor are two double sized bedrooms served by a three piece family bathroom with shower over the bath, vanity storage sink unit and wall hung wc, part tiled walls and flooring. To the second floor is a master suite comprising of built in storage and en-suite shower room fitted with a tiled shower cubicle, vanity wash hand basin and wall hung wc. Externally the front entrance is enclosed with wrought iron railings, pathway to front door and low maintenance shrubs. To the rear is a private and enclosed courtyard with brick storage shed, laid to patio with inset borders, gated access to parking. Viewing is highly recommended to appreciate this lovely home.

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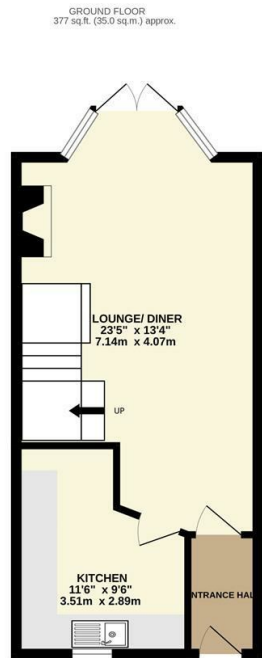
Price £265,000



The market town of Thrapston offers many facilities to include shops, pubs, schooling, doctors and dentist, and is conveniently located for rural and riverside walks. Leisure centre providing gym, and swimming pool. The new Rushden Lakes development is a short drive away providing many amenities to include shopping, cinema and restaurants.

Thrapston is also conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6. The train stations are located in Kettering and Huntingdon giving access to the capital within the hour.





TOTAL FLOOR AREA : 1062 sq.ft. (98.7 sq.m.) approx.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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