



9 Sidings Close  
Thrapston, Northants NN14 4RU



**Simpson & Partners**





Attention Investors/First Time Buyers. This lovely two bedroom mid terrace constructed in 2016 and is situated on an elevated plot with allocated parking the rear and was constructed in 2016. Close to amenities in the town and countryside walks on your doorstep. Further benefits include Upvc double glazing and gas central heating. The well presented accommodation comprises: entrance hall, downstairs wc, lounge/dining room set to the rear with patio doors leading out to the rear garden, kitchen fitted with a range of contemporary units incorporating built in oven, hob and extractor fan, integrated fridge/freezer and space for washing machine. To the first floor is a light and spacious landing with sky light and doors to two double bedrooms, bedroom one boasting built in wardrobe and family bathroom fitted with a three piece suite comprising bath with shower over, wash hand basin and low level wc. To the front is a low maintenance area with path to front door and to the rear is an enclosed garden mainly laid to lawn with patio area and timber shed, gated access leads to the allocated parking. Viewing is highly recommended to appreciate the location of this well presented home.



2



1



1

Price £210,000



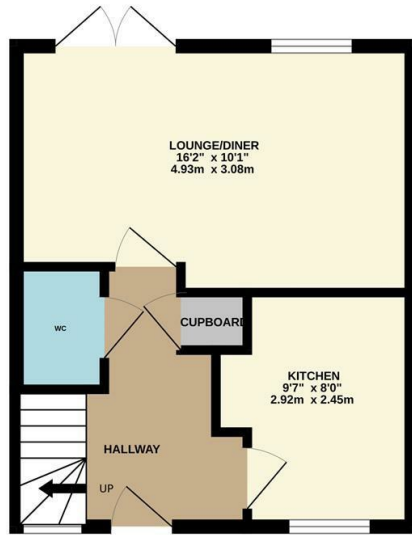




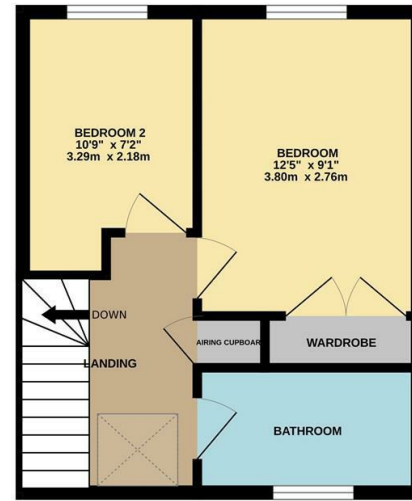
The market town of Thrapston offers many facilities to its residents including shops, pubs, schools, doctors and dentists and is conveniently located for rural and riverside walks. The new Rushden Lakes development is just a short drive away and provides additional high-street shopping and a Waitrose store. Other entertainment amenities also include a multi-screen cinema and several restaurants. Thrapston is conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6 and train stations in Kettering, Corby, Huntington and Peterborough allow access to the capital within the hour.



GROUND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 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.  
Made with Metropix ©2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	
(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	



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Partners**

Making Every  
Journey Personal



01832 731222

[thrapston@simpsonandpartners.co.uk](mailto:thrapston@simpsonandpartners.co.uk)

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ