



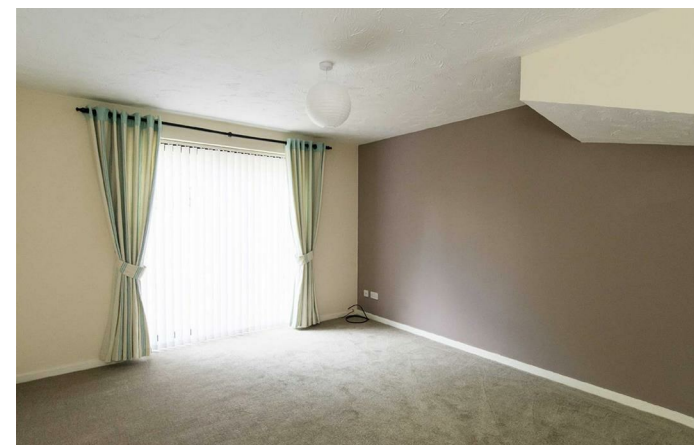
16 Treen Close

Thrapston, Northamptonshire NN14 4UU



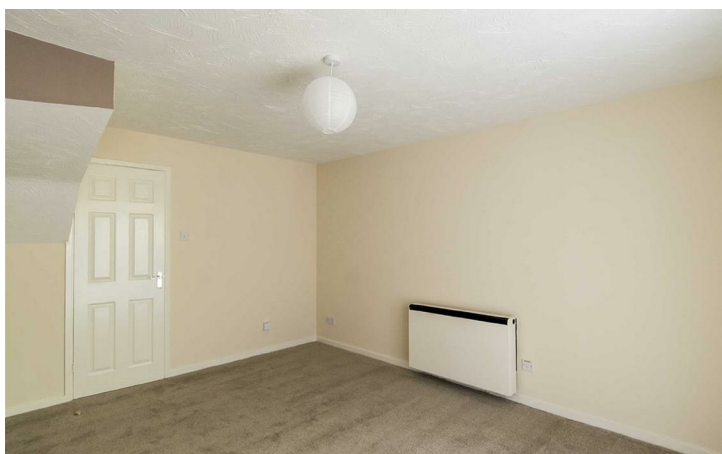
Simpson & Partners

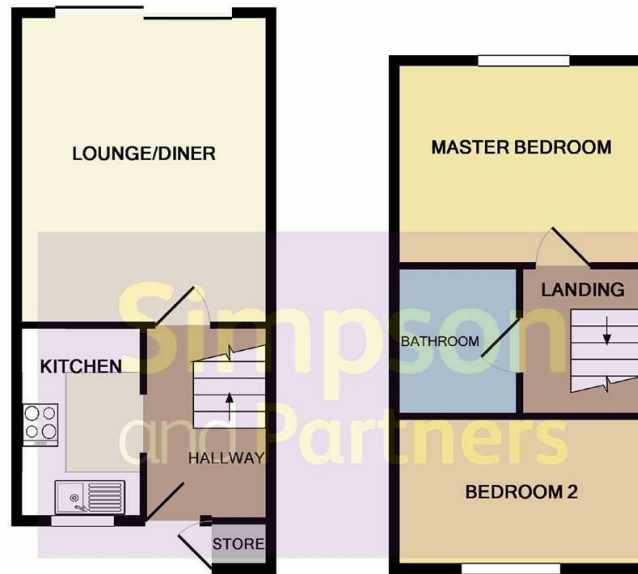
****Available mid July 2024**** Simpson and Partners are delighted to offer to the market this two bedroom mid terrace home, situated in the sought after market town of Thrapston. The accommodation comprises: modern kitchen, lounge/dining room with doors to rear garden, two bedrooms and bathroom. Externally the property boasts gravel front garden, off parking for 3 vehicles to the end of the row of properties and enclosed rear garden with lawn and patio area. A small pet may be considered by the Landlord at an extra cost of £25-£50 per pet per calendar month. Available mid July 2024. EPC rating E, council tax band B.



£825 PCM

2 1 1





GROUND FLOOR
APPROX. FLOOR
AREA 271 SQ.FT.
(25.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 265 SQ.FT.
(24.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 536 SQ.FT. (49.8 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.

Made with Metropix ©2017



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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

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

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