



9 Harlech Court
Thrapston, Northants NN14 4UW



Simpson & Partners



Attention first time buyers/investors. This well presented two bedroom mid terrace home is situated on the sought after Lazy Acre development in the market town of Thrapston with countryside walks on your doorstep and a short walk into the town where you will find many amenities. Further benefits include off road parking and enclosed low maintenance rear garden. Enter the property into the hallway with stairs rising to the first floor, door to downstairs wc, opening through to kitchen set to the front with ample storage and built in oven, hob and extractor fan, space and plumbing for washing machine and fridge. To the rear is a good sized lounge/dining room with useful understairs cupboard and French doors leading out to the rear garden. To the first floor are two double bedrooms and shower room fitted with a double shower cubicle, low level wc and wash hand basin. Externally to the front is a gravel frontage and pathway to front door. Allocated parking for two cars to the end of the cul-de-sac. The rear garden offers a low maintenance feel with gravel area, patio set immediately to the rear of the house all enclosed with timber fencing. Viewing is highly recommended to appreciate the interior of this lovely home. EPC Rating C.



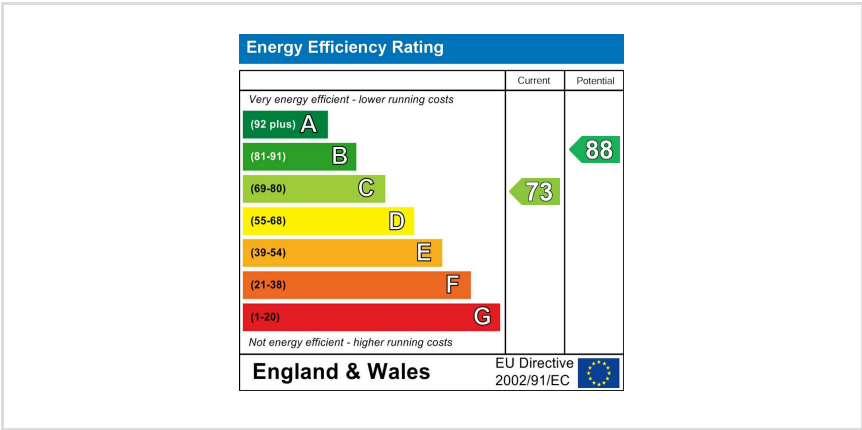
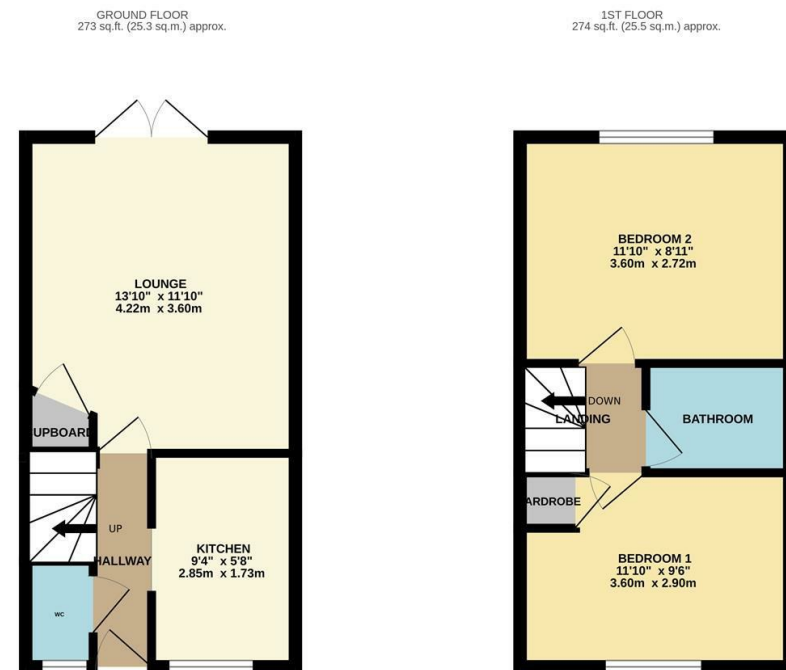
Price £200,000



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. The new Rushden Lakes development is a short drive away providing many amenities to include shopping, cinema and restaurants. Thrapston is 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



Simpson & Partners



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