



13 SACKVILLE STREET
THRAPSTON | NORTHAMPTONSHIRE

GUIDE PRICE
£325,000

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

13 SACKVILLE STREET | THRAPSTON | NN14 4NZ

A THREE BEDROOM DETACHED HOUSE OFFERING SCOPE FOR IMPROVEMENT OR REDEVELOPMENT, POSITIONED ON A DOUBLE PLOT MEASURING 0.17 ACRE.

Porch | Hall | Sitting Room | Living Room | Dining Room | Kitchen | WC

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Landing | Three Bedrooms | Shower Room

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Driveway | Parking | Gardens

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Walking distance to Thrapston amenities |Chain Free



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12 Market Place, Oundle, PE8 4BQ

The Property

This detached family home sits on unusually large plot, which offers scope perhaps for a productive garden or scope for improvement or redevelopment. The property has been in the same family ownership for several decades and would now benefit from some modernisation.

The accommodation is set over two floors. The front door opens to the porch which in turn leads to the hall, which provides access to the two reception rooms and the staircase. The living room has a fireplace and a view to the front of St. Paul's Catholic Church. The sitting room offers great flexibility for additional family space. The dining room links between the sitting room and kitchen with patio doors leading to the garden. The kitchen is fitted with a range of wall and base units with worksurfaces and inset sink and a fantastic pantry. There is space for an electric cooker and other appliances. A door leads through to the inner hallway. Beyond is a WC and a linen cupboard housing the boiler and a further link to the sitting room.

Stairs rise from the first floor to the landing. There are three good sized bedrooms, two of which are doubles and the third is a good single. The bathroom now houses a large, walk-in shower.

Outside, there are steps and a path that leads to the front door. A drive provides plenty of parking and leads on to a single garage and to the sheds. There is a lawned garden to the front, rear and side.

Services – Mains electricity, mains gas and water/drainage.

EPC – Band D

Tenure – Freehold, with vacant possession

Council Tax – Band D

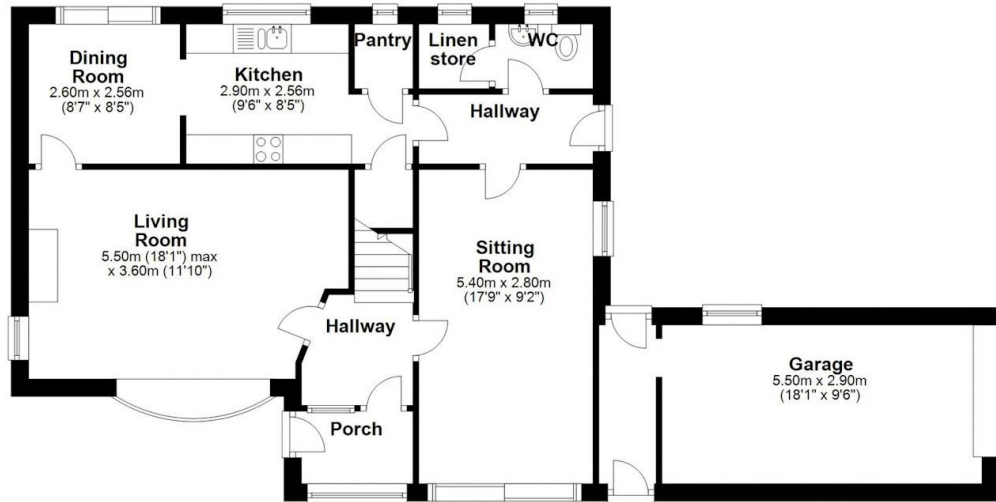
Local Authority – North Northamptonshire Council

Viewings – A pleasure but by appointment please. Tel 01832 274732.





Ground Floor



First Floor



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Total Approx Gross Internal Floor Area = 128 sq/m (1375 sq/ft)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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