



53 Oundle Road
Thrapston, Northants NN14 4PA



Simpson & Partners

We are delighted to welcome to the market this beautifully presented two-bedroom character home, ideally situated within the ever-popular market town of Thrapston. Finished to an excellent standard throughout, this charming property effortlessly combines character features with stylish modern living, making it an ideal first-time purchase, investment opportunity, or downsizer's home.

The accommodation comprises a welcoming living room full of warmth and charm, a separate dining room perfect for entertaining, a recently refitted contemporary kitchen offering ample storage and workspace, and a modern downstairs shower room finished to a high standard. Upstairs, the property boasts two generously sized double bedrooms, both beautifully presented and filled with natural light.

Externally, the home continues to impress with a low-maintenance rear garden, providing a private outdoor space ideal for relaxing or al fresco dining, alongside a useful outbuilding offering additional storage.

Located within walking distance of local amenities, schools, and excellent transport links, this delightful home truly must be viewed to be fully appreciated.



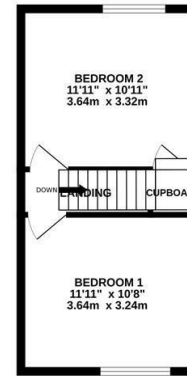
£185,000

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GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.

1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



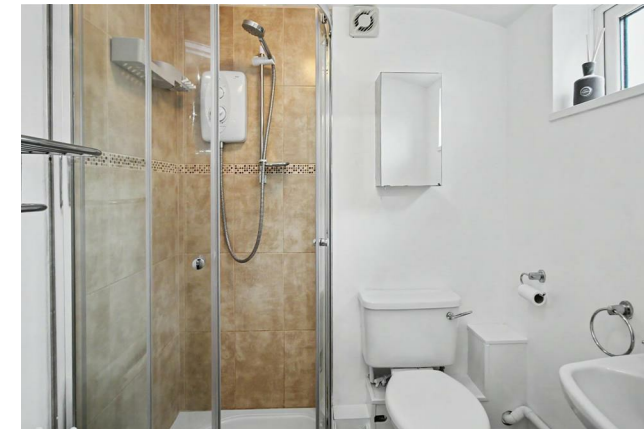
TOTAL FLOOR AREA: 668 sq.ft. (62.1 sq.m.) approx.

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 Metropac (2020)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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