



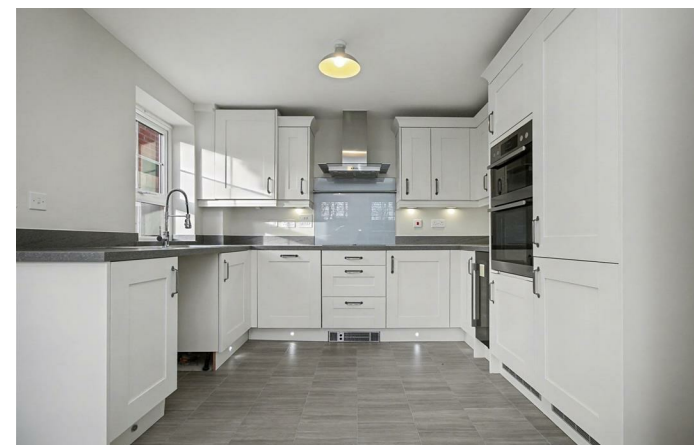
16 Woodpecker Way
Thrapston, Northants NN14 4RZ



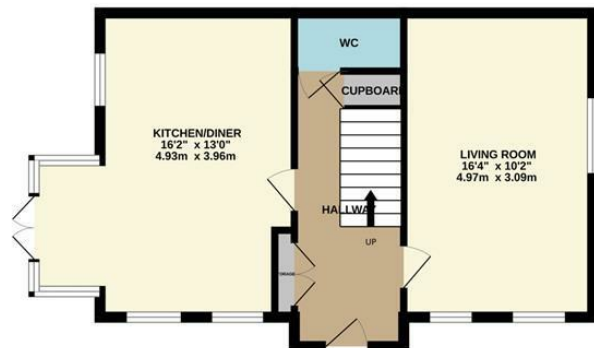
Simpson & Partners

A beautifully presented family home located in the ever popular town of Thrapston. The property has been freshly decorated throughout and comprises: entrance hall, living room, spacious kitchen/diner with doors leading out to the rear garden, downstairs cloakroom, four good size bedrooms with the master and second bedroom benefitting from en-suite shower rooms and further family bathroom. The property further benefits from an enclosed rear garden, driveway providing off road parking and single garage. Available immediately, a pet considered, council tax band D, EPC rating B.

£1,850 Per Month



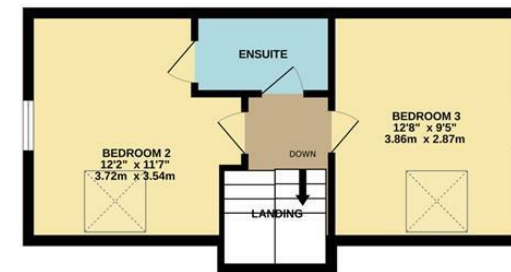
GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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