



Station Road, Thrapston
£195,000 Freehold

**Sharman
Quinney**

Key Features



- Modern 2 Double Bedroom Home
- No Onward Chain
- Fitted Kitchen - Lounge and Dining Room
- Ground floor guest cloaks/w.c. Family Bathroom
- Double Glazing, Gas Central Heating

This Two Double bedroom home, constructed in c2016 offers accommodation arranged over two floors. Hall with guest cloaks/w.c. Fitted Kitchen, Lounge Diner, two double bedrooms and family modern bathroom. Engineered timber flooring. Private and enclosed rear garden with faux lawn. Two (linear) parking spaces (almost) immediately to the rear aspect.

Close to Thrapston primary school, and Thrapston Leisure Centre. located within 0.5m of the high street, in the Market Town of Thrapston, offering a wealth of amenities including countryside walks, sports facilities, Post-Office, high-street shops, pubs, supermarket and access to schools. This location enjoys excellent road links to the A45 and A14.

Entrance Hall: - Enter via double glazed door,



double glazed window to front elevation, stairs rising to the first landing, laminate wood flooring extend through the hall and lounge dining room. radiator, storage cupboard, Downstairs W.c., doors to the Lounge/Dining Room: - Double glazed window and French doors to rear elevation. The kitchen, is fitted with a modern range of wall and base units with works surfaces over and splashbacks, inset sink and drainer, built in oven with four ring gas hob and extractor over, integrated dishwasher and fridge/freezer, space and plumbing for washing machine, double glazed window to front elevation.

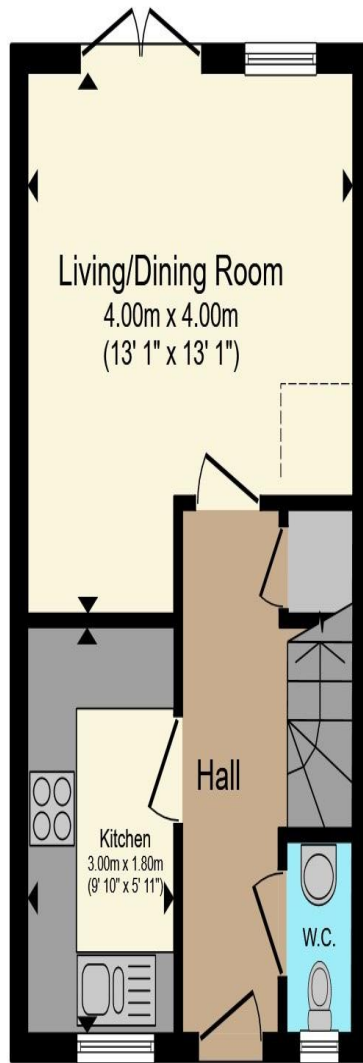
The first Floor Landing built in airing cupboard housing the boiler, radiator, loft access and doors to rooms. Both Bedrooms are double bedrooms. Bathroom: - Fitted with a three-piece suite comprising of low level wc, wash hand basin, bath with shower over and glass shower screen, tiled splashbacks.

Outside Rear: - The rear garden is enclosed with timber fencing, Faux lawn and paving to the rear gate offering direct access to the car parking area to the rear of the property. Linear parking for two standard size vehicles is accommodated.

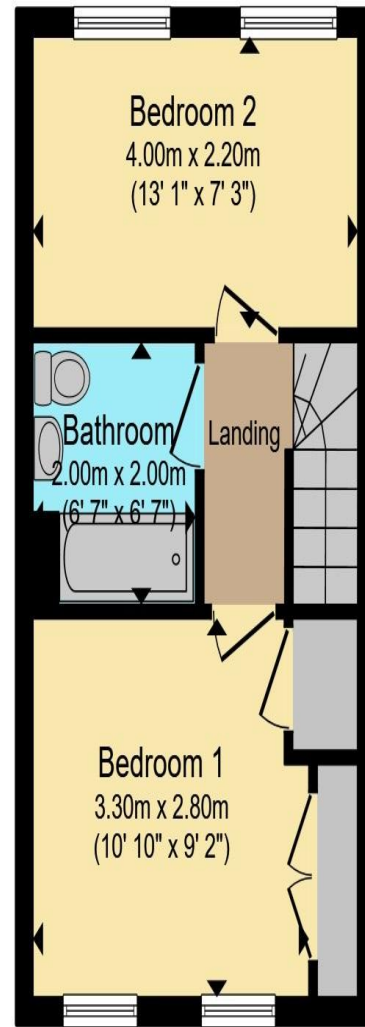
Agents Note Service charges apply Quoted at the time of instruction @ £200 per Annum.

Measures
Ground Floor





Ground Floor



First Floor

Total floor area 56.7 m² (610 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Entrance Hall
Downstairs WC
Kitchen 1.81m x 2.99m (5' 9" x 9' 8")
Lounge/Diner 4.04m max x 4.01m max (13' x 2" max x 13' x 1" max)

First Floor
Landing
Bedroom 1. 3.32m x 2.76m (10' 8 x 9' 0")
Bedroom 2. 4.02m x 2.14m (13' 2" x 7' 2")
Family Bathroom

To view this property call Sharman Quinney on:
01832 735589

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 01832 735589

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: THR103686 - 0005

