



64 Grove Road

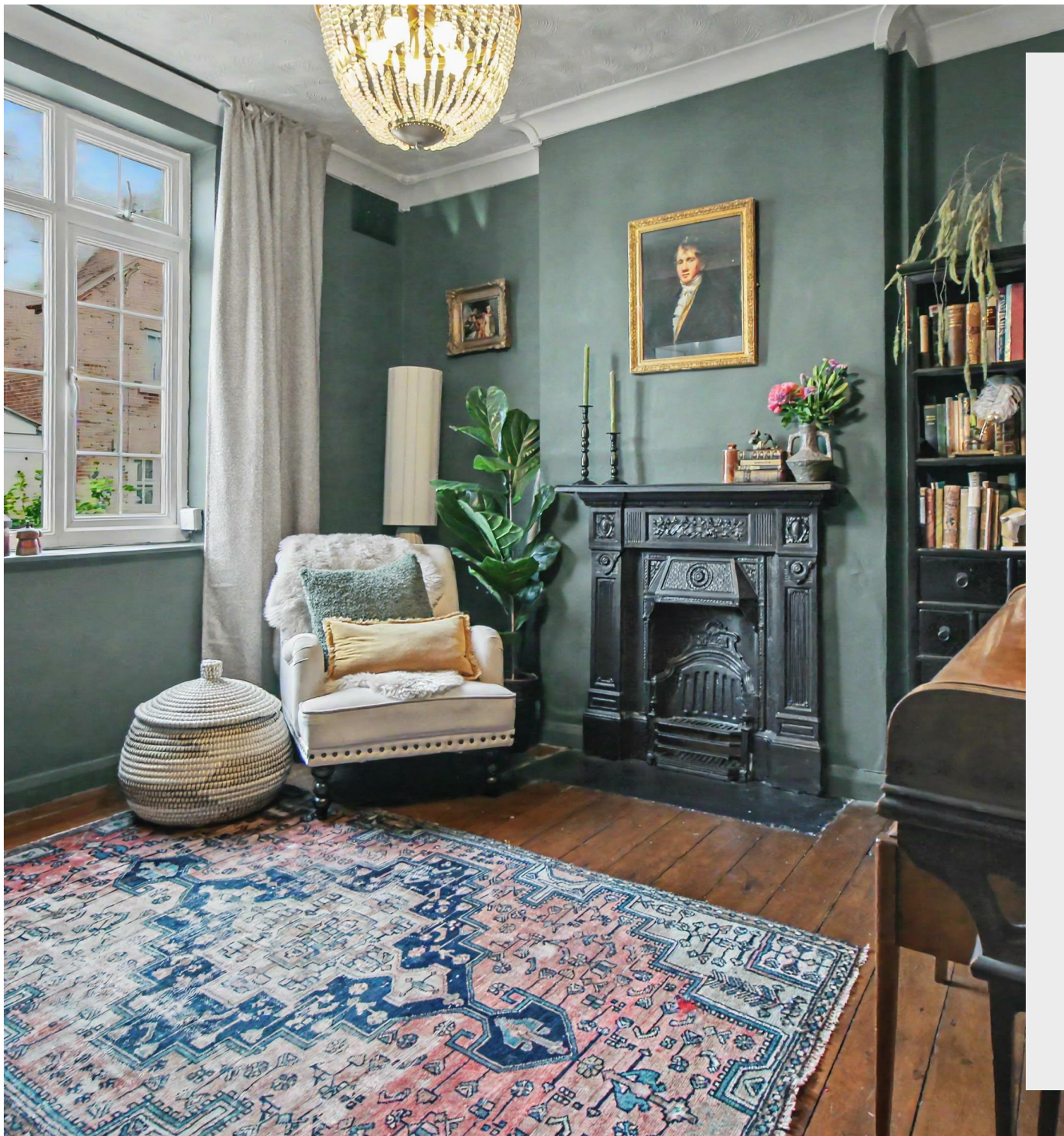
Thrapston, Northamptonshire NN14 4JX



Simpson & Partners

64 Grove Road

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About the Property

Situated within the popular market town of Thrapston, this charming two-bedroom Victorian semi-detached property offers characterful accommodation, original fireplaces and a private rear garden with gated side access.

Upon entering the property, you are welcomed into a cosy front lounge, featuring a character fireplace which provides a lovely focal point. The accommodation flows through into a separate dining room, again benefiting from a fireplace, creating a warm and inviting space for entertaining or family dining.

To the rear of the property is a galley-style kitchen, providing a range of wall and base units, with access through to a small conservatory overlooking and providing access to the rear garden.

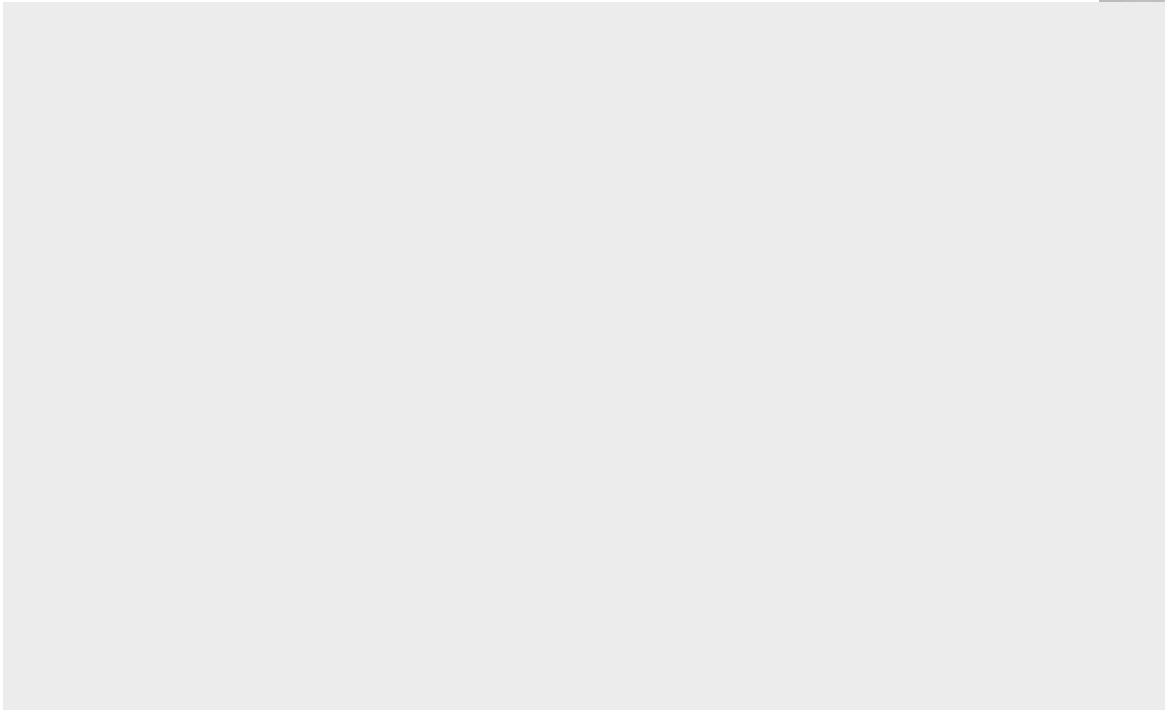
To the first floor, there are two well-proportioned double bedrooms, with the main bedroom benefiting from a feature fireplace which adds further character to the room. The family shower room is also located on this floor and benefits from an airing cupboard housing the combi boiler.

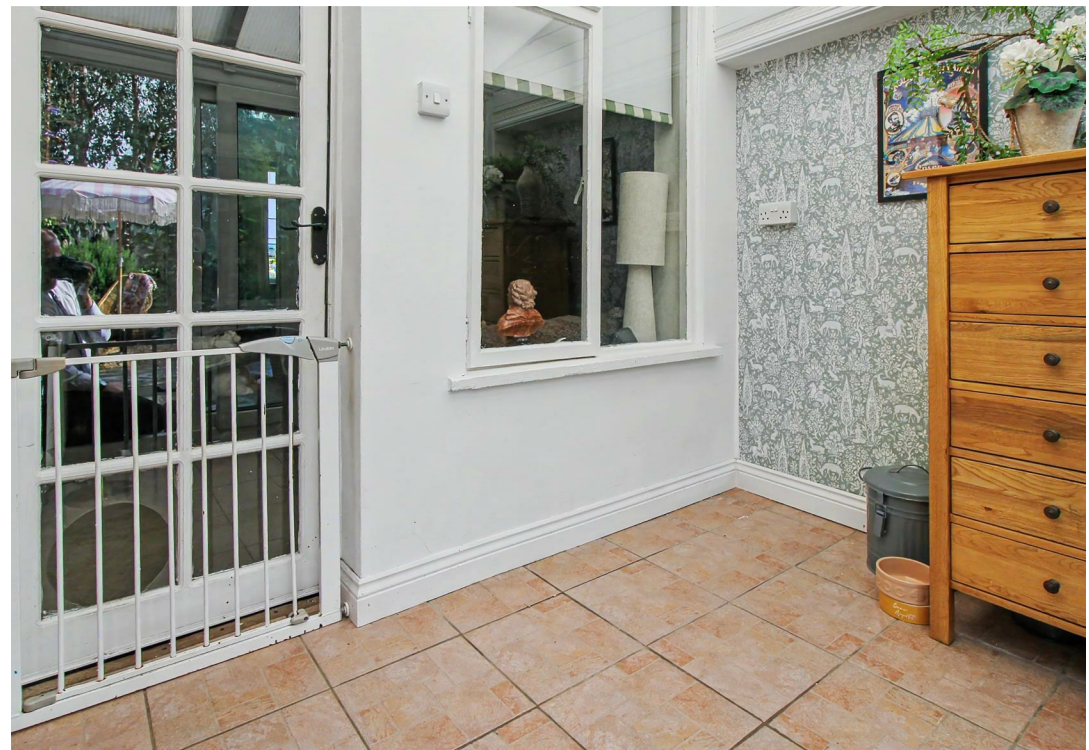
Outside, the property enjoys a private and enclosed rear garden. A patio area leads through to a covered seating area, creating an ideal space for outdoor entertaining, with timber fencing providing privacy. The garden also benefits from gated side access.

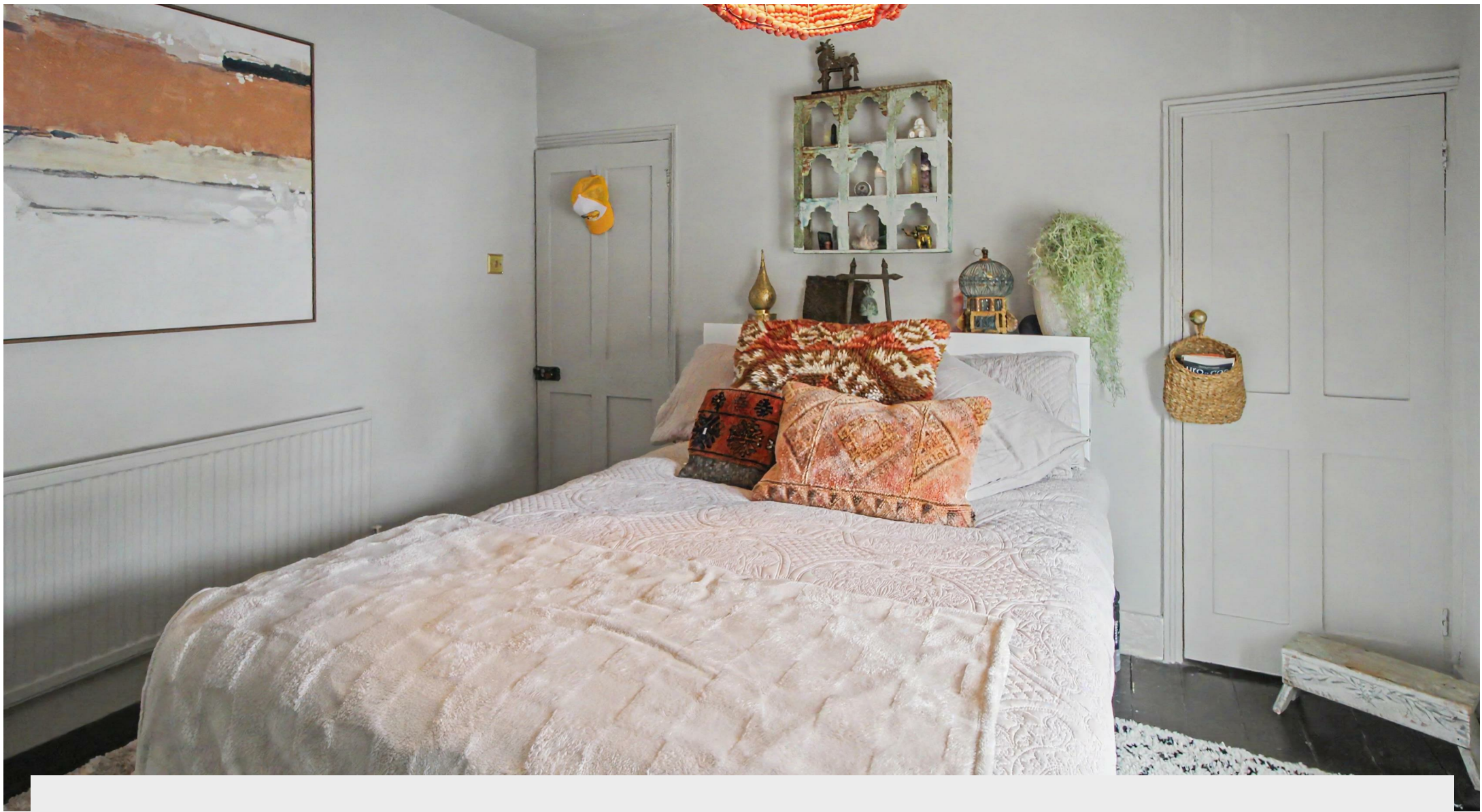
A charming Victorian home combining period features with practical living accommodation, ideally positioned within easy reach of the amenities and facilities Thrapston has to offer.

£205,000













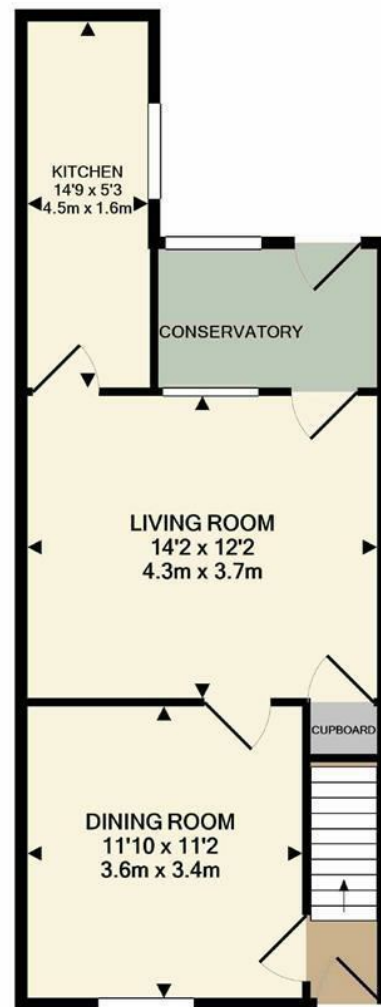


Energy Efficiency Rating

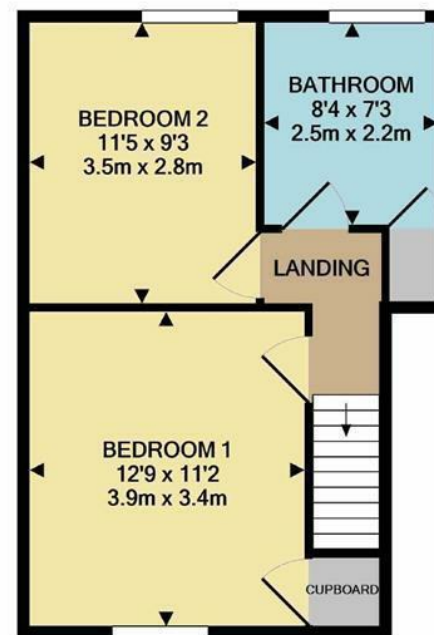
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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GROUND FLOOR
APPROX. FLOOR
AREA 471 SQ.FT.
(43.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 369 SQ.FT.
(34.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 840 SQ.FT. (78.0 SQ.M.)

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