



18 Furnace Drive

Thrapston, Northants NN14 4RP



Simpson & Partners

SOLD SUBJECT TO CONTRACT BEFORE MARKETING

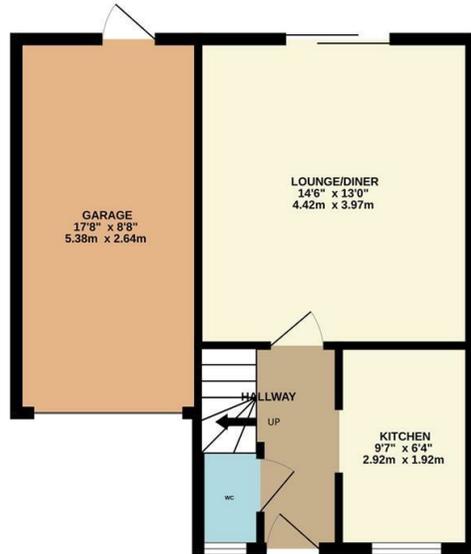
This three bedroom home is situated in the heart of the market town of Thrapston within walking distance to all local amenities. The property has been recently decorated and had new carpets throughout and comprises: entrance hall, kitchen, downstairs cloakroom, lounge/diner, three good size bedrooms and family bathroom. Externally the property further benefits from an enclosed rear garden, driveway providing off road parking for one car, leading to an integral single garage. EPC rating C, council tax band B.



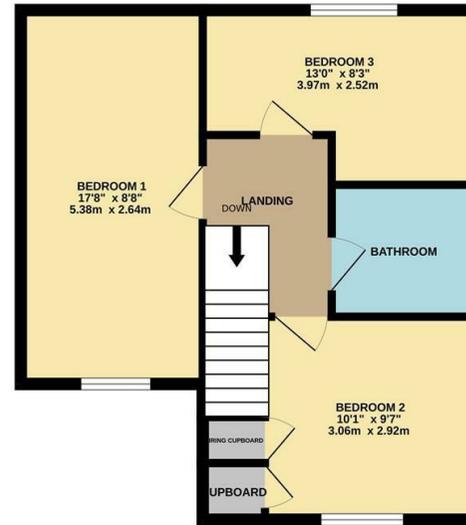
£245,000



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.3 sq.m.) approx.



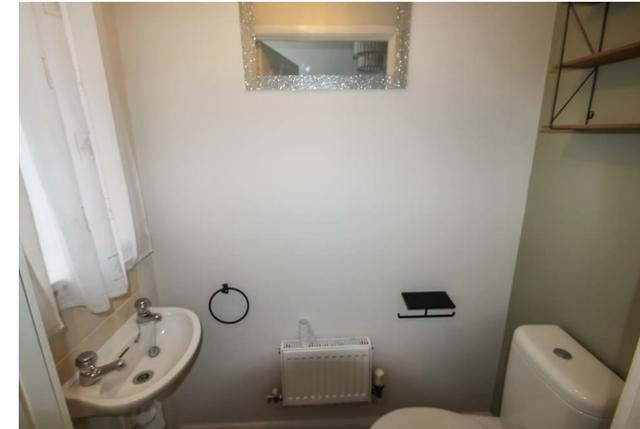
TOTAL FLOOR AREA : 933 sq.ft. (86.7 sq.m.) approx.

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		
(81-91) B		86
(69-80) C	73	
(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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