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Service without compromise

97 Oundle Road, Thrapston, NN14 4PB









Chain Free £225,000

An attractive bay fronted Victorian terrace of deceptively spacious proportions totalling over 1,000 square feet, located in the pleasant market town of Thrapston. The property benefits from its own separate entrance hallway which leads into the dining room with double doors into the bay fronted lounge and door through to the kitchen. Off the rear of the kitchen there is a utility area and a ground floor shower room. To the first floor there is a split level landing, three well proportioned bedrooms and a family bathroom. Outside there is a pleasant, good-sized rear garden. Adams & Jones are delighted to market this property for sale with the added benefit of NO UPWARDS SALES CHAIN to aid a potentially swift completion.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hallway



Glazed front entrance door. Radiator. Stairs to first floor landing. Door through to dining room.

Lounge 13'9" max x 11'1" (4.19m max x 3.38m)



UPVC double-glazed bay window to front. Cast iron gas fire with granite hearth and timber mantle. Picture rail. Radiator.



Dining Room 13'1" x 11'5" (3.99m x 3.48m)



UPVC double-glazed window to rear. Glazed French doors leading out to the rear garden. Picture rail. Radiator.



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Kitchen 11'7" x 7'5" (3.53m x 2.26m)



UPVC double-glazed window to side. Fitted range of wall and floor mounted units. Ceramic one and a half bowl sink. Electric double oven. Gas hob with extractor hood over. Space for fridge/freezer. Space and plumbing for dishwasher. Tiled splash backs and flooring. Understairs storage cupboard. Opening through to utility room.

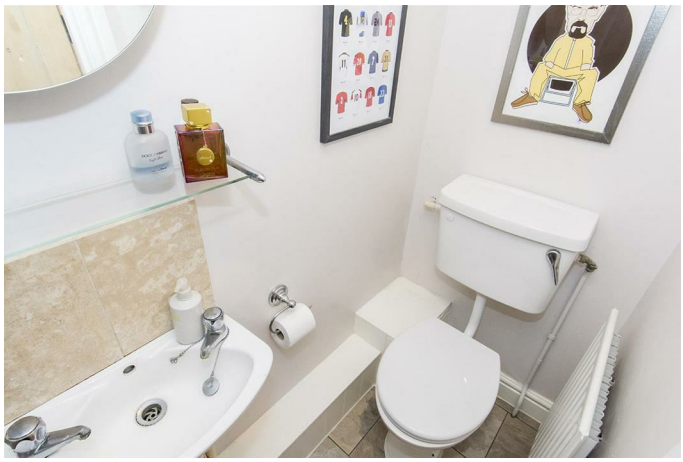


Utility Room 8'2" x 4'4" (2.49m x 1.32m)



UPVC double-glazed side entrance door. Wall mounted 'Vaillant' gas fired combination central heating boiler. Space and plumbing for washing machine and dryer. Tiled floor.

Shower Room

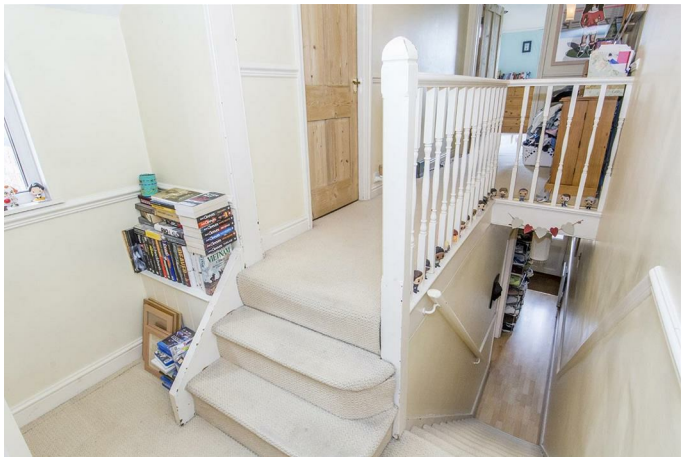


Shower cubicle. Wash hand basin. WC. Opaque UPVC double-glazed window to rear. Extractor fan. Tiled floor.

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Landing



Split level with UPVC double-glazed window to side and loft access hatch.

Bedroom One 14'5" x 11'7" (4.39m x 3.53m)



Two UPVC double-glazed windows to front. Picture rail. Radiator.



Bedroom Two 13'0" x 8'6" (3.96m x 2.59m)



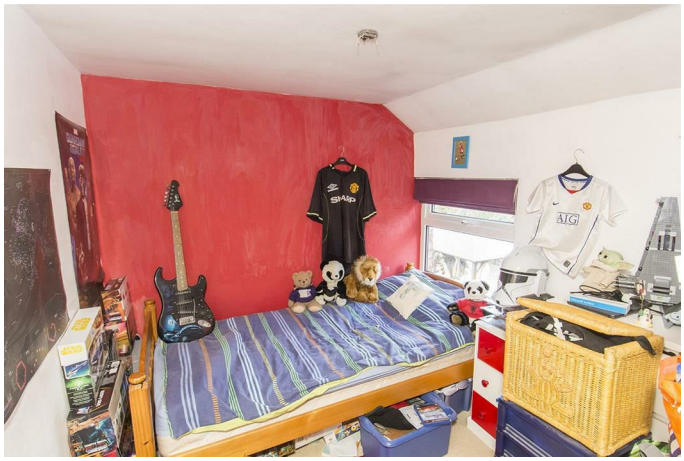
UPVC double-glazed window to rear. Radiator.

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Bedroom Three 8'1" x 7'4" (2.46m x 2.24m)



UPVC double-glazed window side. Radiator.

Bathroom 8'4" x 4'8" (2.54m x 1.42m)



Opaque UPVC double-glazed window. WC. Wash hand basin. Panelled bath with shower mixer tap over. Extractor fan. Radiator.



Front



Low level wall. Hedge. Tree inset. Storm porch with original tiled floor leading to front entrance door. Gated side access leading round to the rear of the property.

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Rear Garden



Paved patio area. Mainly lawned. Enclosed buy fencing.





Rear Aspect



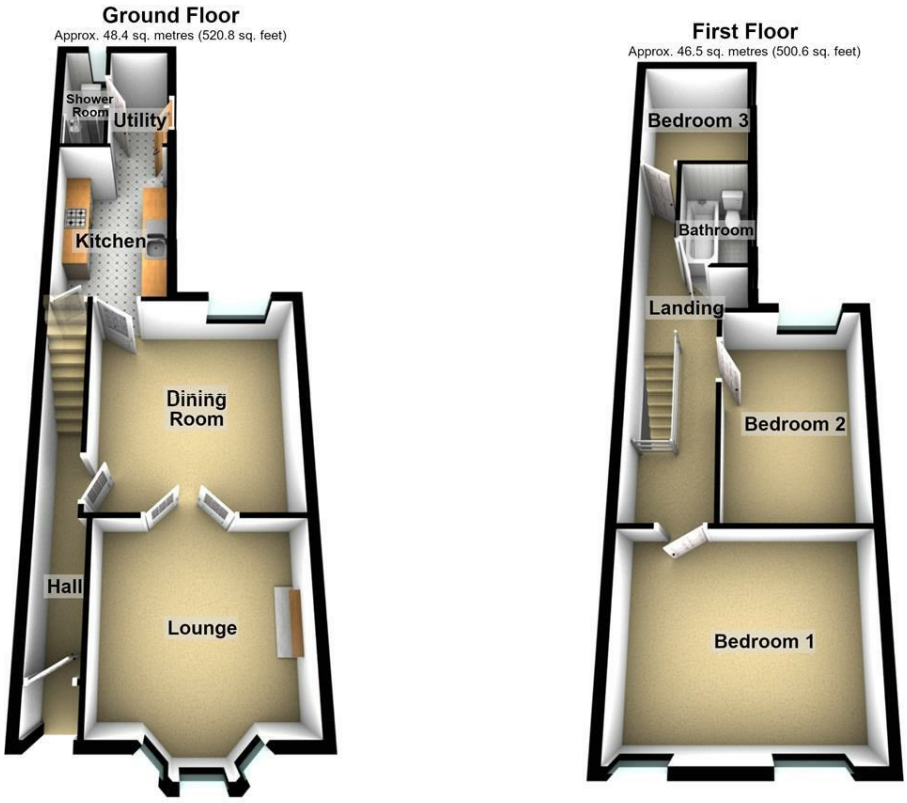
Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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Floor Plan

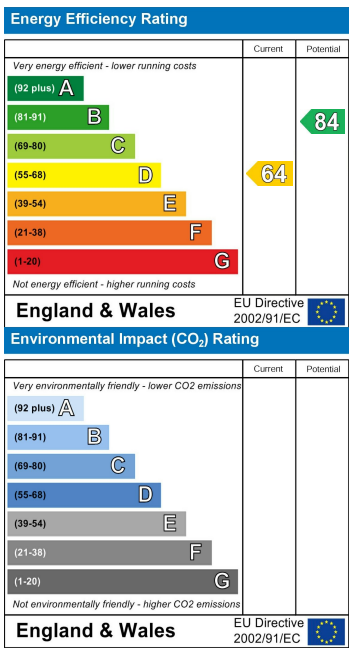


Total area: approx. 94.9 sq. metres (1021.4 sq. feet)

Area Map



Energy Efficiency Graph



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