



11 Jacques's Yard, Oundle Road
Thrapston, NN14 4PA



Simpson & Partners



Introducing Jacques's Yard – an exclusive and beautifully converted collection of character properties, discreetly positioned in the very heart of the thriving market town of Thrapston.

For the first time since the development was completed, we are delighted to present this charming two-bedroom home to the open market, combining individual character with stylish, contemporary living.

The accommodation begins with a generous entrance hall, providing access to a well-proportioned double bedroom and the main bathroom. Rising to the first floor, the property truly comes into its own with an impressive open-plan living and dining space, flooded with natural light courtesy of double-aspect windows and offering a wonderful setting for both relaxing and entertaining.

A modern fitted kitchen complements the living space, while the principal bedroom benefits from fitted wardrobes and its own private en-suite shower room.

Outside, the property enjoys the particularly attractive addition of its own private courtyard garden, perfect for morning coffee or alfresco dining. Residents also have access to beautifully maintained communal gardens, which have recently benefited from further improvements, creating an attractive setting within this unique development.

Completing the package is allocated off-road parking for one vehicle.

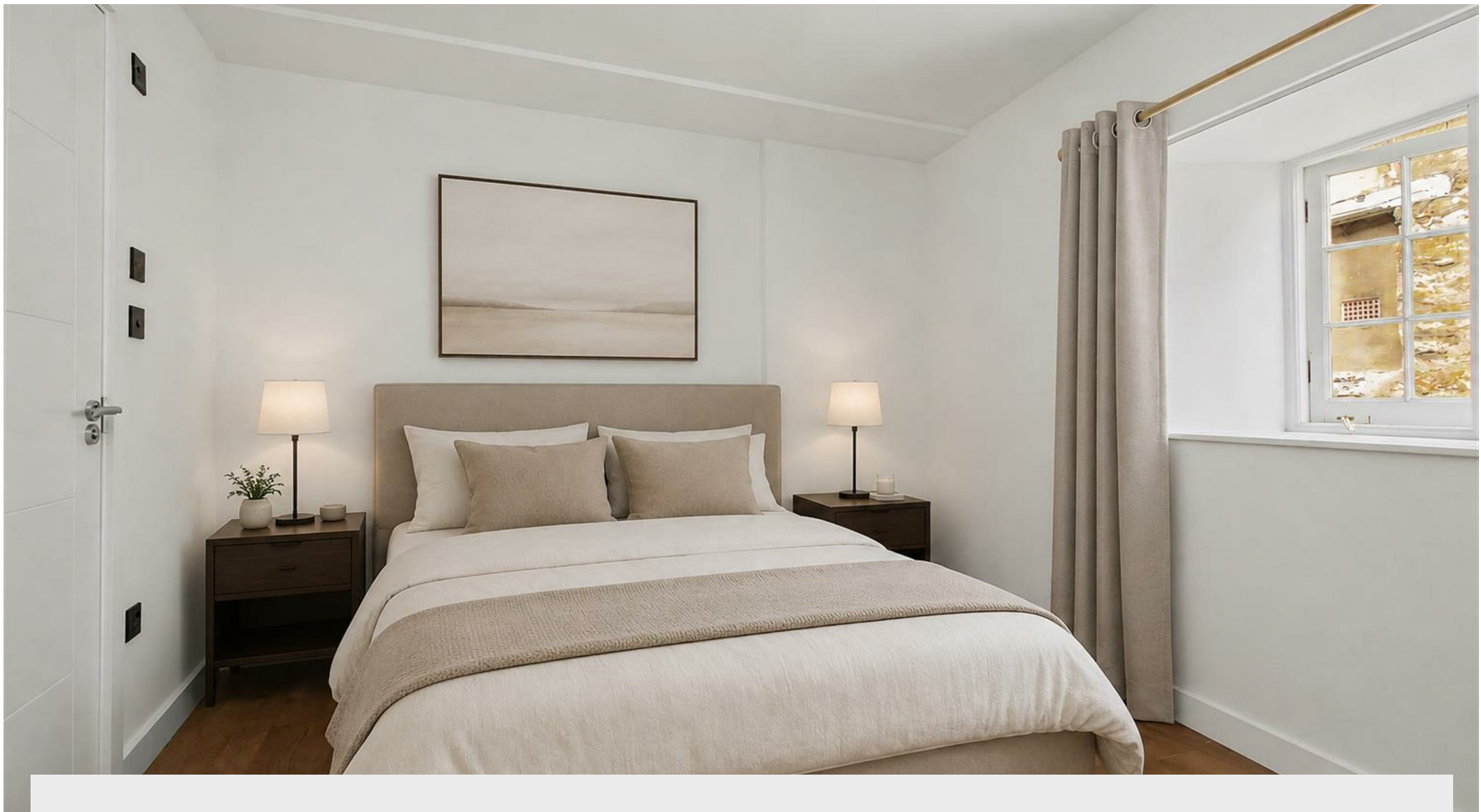
With its characterful setting, private outside space and superb position just moments from the amenities of Thrapston town centre, Jacques's Yard offers a genuinely distinctive opportunity. Early viewing is highly recommended.

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£265,000

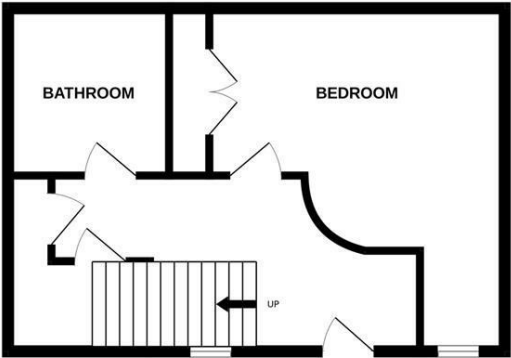




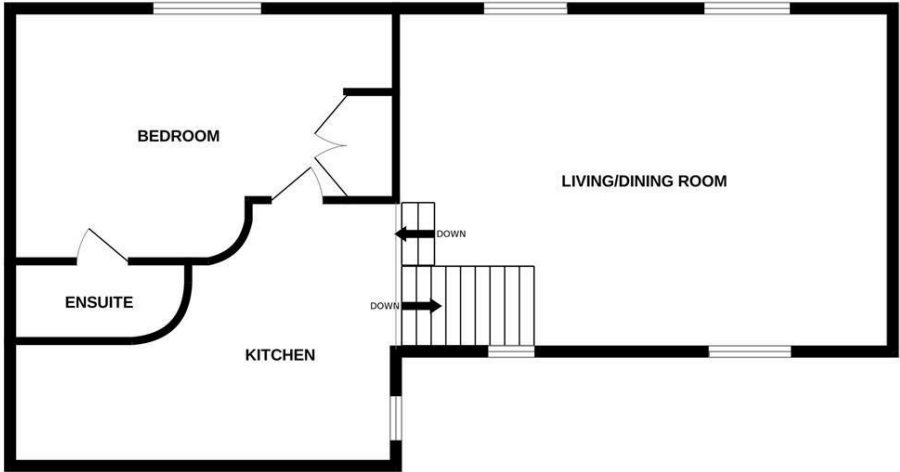




GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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