



Huntingdon Road, Thrapston
£90,000 GUIDE PRICE Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedrooms - first floor Bathroom
- Semi - Detached - End of Chain Character Property

Entrance Hall: - Enter via traditional timber door, stairs rising to the first landing. Connecting doors from the hall to Lounge/ Sitting room, with marble feature fireplace usage subject to inspection, built-in storage cupboard. The adjacent dining room features a brick surround open fireplace with usage subject to inspection and some built-in cupboards and shelving, plus additional under-stairs cupboard storage. The kitchen is basic with sink base unit sink and drainer. Full height cupboards are fitted to the majority of one wall - with a modern- wall mounted Gas Boiler firing the radiator central heating. Window and door to the courtyard enclosed garden.



The first Floor Landing offers loft access via hatch to ceiling and doors to Two Spacious double bedrooms and large family Bathroom featuring 3-piece suite, mains supplied shower over the bath.

The first-floor landing also gives access via enclosed timber staircase, leading to vast loft storage in two elements with some head height restriction.

The property would benefit from updating throughout and therefore represents good value with opportunity to remodel and enhance the value accordingly for investment.

Outside

Front: Paved Footpath leads to the main front door.

Rear: - The rear garden is enclosed by surrounding brick walls with a central paved patio area and pea gravel infills - for easy maintenance.

About Thrapston

Close to Thrapston primary school, and Thrapston Leisure Centre. Located within a short walk 0.2miles, 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.





Ground Floor



First Floor

Agents Note: This property is part of a larger title that includes other properties that are not included in this sale. The creation of a new title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

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.focalagent.com

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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: THR103433 - 0001

