



Station Road, Thrapston
£220,000 **Freehold**

**Sharman
Quinney**

Key Features



- **** GARAGE INCLUDED ****
- Mid Terrace Modern Home -Two Double Bedrooms
- Situated in a quiet cul-de-sac location Ideal Starter Home
- Ideal Starter Home - Stylish continuation wood effect tiled flooring
- Ground floor cloaks/w.c.

In brief the property is arranged over two floors and comprises: - Hallway, cloakroom, lounge, /diner, fitted kitchen incorporating fitted appliances including Fridge Freezer, oven, SPACE FOR washer dryer, and dishwasher.

The first floor offers a landing with airing cupboard, housing the gas boiler. Two Double bedrooms and a family bathroom. Immediate driveway parking for two cars if you include the garage space, secure and enclosed spacious rear garden landscaped to paved patio area and lawn.

A range of fitted blinds will be included. Viewings are highly recommended.

Entrance Hall: - Enter via double glazed door,



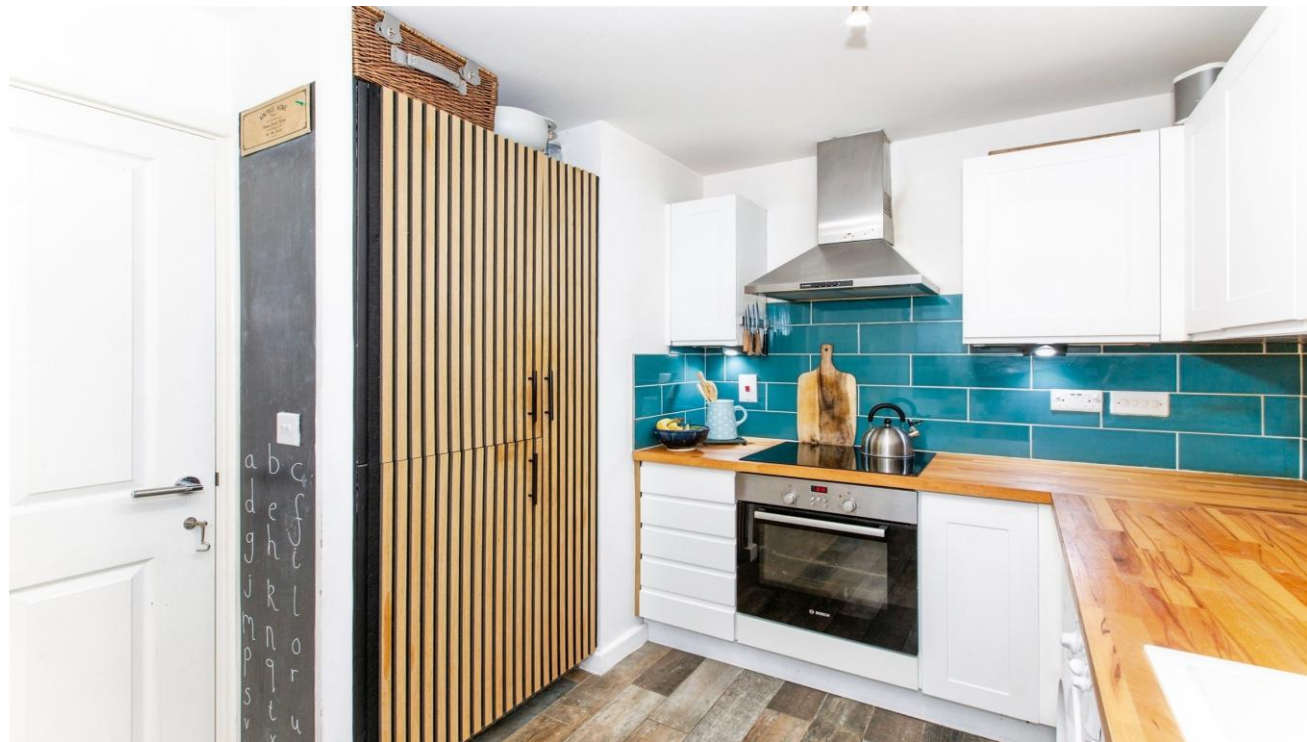
double glazed window to front elevation, stairs rising to the first landing. Attractive and hard-wearing luxurious tile timber effect flooring extends , storage cupboard, Downstairs W.c: - Lounge/Dining Room: - Georgian Panelled feature wall with cabinet. Double glazed window and French doors to rear elevation. The kitchen is fitted with a modern range of wall and base units, updated work surfaces over and tiled splashbacks, inset sink and drainer, built in oven with updated electric induction hob and extractor over, integrated fridge/freezer, space and plumbing for washing machine, double glazed window to front elevation. Fitted stylish open shelving included.

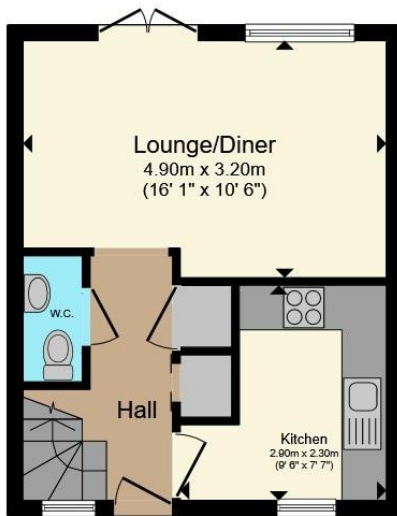
The first Floor Landing is a good space is possibly suitable as a study area with Velux window to front elevation, built in airing cupboard housing the boiler, radiator, loft access and doors to rooms.

Bedroom One features a double-glazed window to rear elevation, radiator, built-in wardrobe with walk in feature.

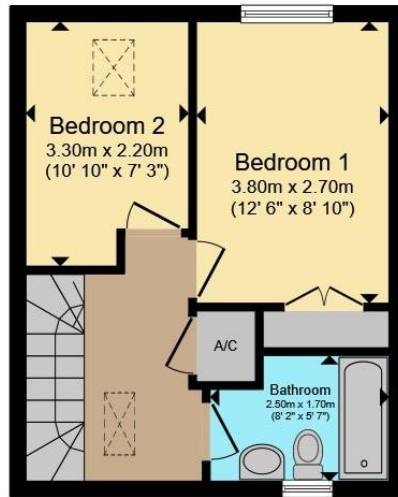
Bedroom Two has a Velux window to rear elevation, fitted blind.

Bathroom: - Fitted with a three-piece suite comprising of low level wc, wash hand basin, bath with shower over and glass shower screen, tiled splashbacks, double glazed obscured window to front elevation.

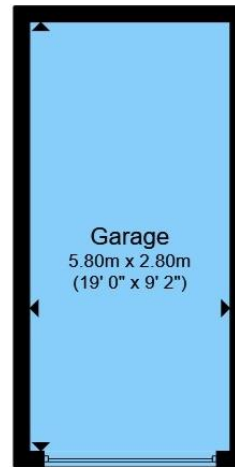




Ground Floor



First Floor



Garage

Total floor area 76.4 m² (823 sq.ft.) approx

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.propertybox.io

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Outside

Front: - Open format front garden

Rear: - The rear garden is enclosed with timber fencing, patio area set immediately to the rear of the property with retaining wall and steps to lawn area, and a access to a timber hobby shed which has been insulated for comfort. Gated access to the rear providing access toward the garage and dedicated driveway, which shares a block of three garages below a NEARBY coach house home.

Agents Notes:

Lease remaining believed to be 125 years from inception in 2016 (approximately 115 years remaining) To be confirmed

Service Charge

We are advised by the owner that the property has service charge, which is inclusive currently at £137.00 per annum, reviewed yearly by Orbit Homes the management.

Garage

The peppercorn rent has been quoted AT £1. Per annum for the lease of the garage and the owner of the coach house above is entitled to a 10% contribution to his building insurance, which has not to date, been sought by the current owner of the building above.

To view this property call Sharman Quinney on:
01832 735589

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Contact us to arrange a **FREE** home valuation.

 01832 735589

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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.

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