



14 Washington Court
Kettering, NN14 4TF



Simpson & Partners

Situated in the heart of the historic market town of Thrapston, this two-bedroom semi-detached home offers excellent potential for buyers looking to add their own stamp.

The accommodation begins with an entrance porch leading into the lounge, which provides stairs rising to the first floor. To the rear of the property is a spacious kitchen/breakfast room, which in turn gives access to a conservatory that offers additional living space and would benefit from modernisation.

To the first floor are two well-proportioned double bedrooms along with a three-piece family bathroom, which also includes a useful airing cupboard.

Externally, the rear garden is low maintenance with a large patio area, creating a pleasant outdoor space. There is also access to the garage, which benefits from a courtesy door for added convenience. To the front of the property has a generous driveway providing off-road parking for multiple vehicles, complemented by a variety of mature bushes and plants.

Located within easy reach of local amenities, countryside walks, and transport links, this property represents a great opportunity for first-time buyers, downsizers, or investors alike.

Early viewing is highly recommended—call now to arrange yours

£195,000



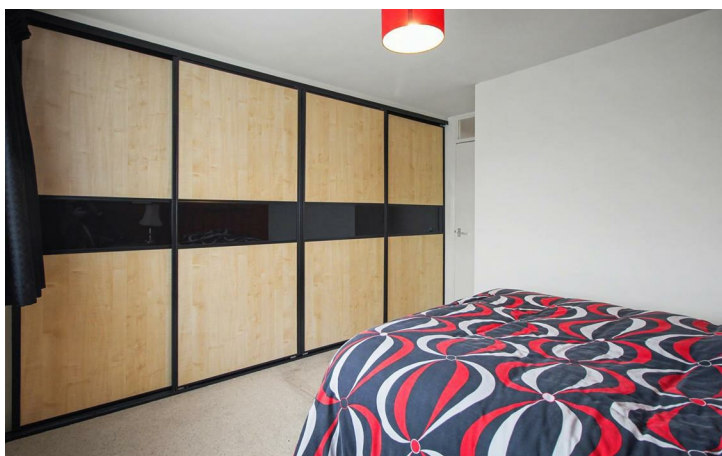
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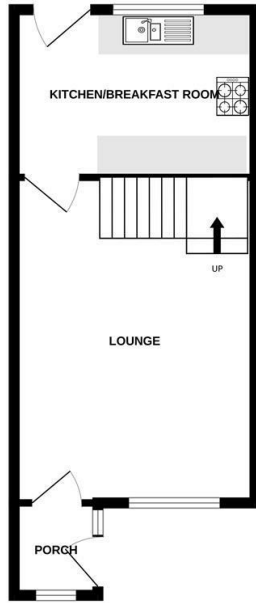
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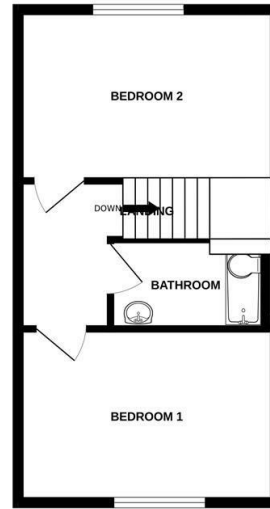
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs 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. Made with Metaplan (2024).



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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