









OVERALL SCORE

4.7

Excellent

<div> <b>GP Proximity</b></div> <div>5.0</div> <div><div>The Meadows Surgery</div><div>Meadow Ln, Thrapston, Kettering NN14 4GD</div><div> 5 mins walk •  0.2 km</div></div>	<div><div> <b>Energy Efficiency</b></div><div>-</div><div>EPC not found. Contact the estate agent for energy efficiency information.</div></div>	<div><div> <b>Public Transport</b></div><div>5.0</div><div><div>Nearest Bus Stop:</div><div>(Thrapston) Thrapston Library</div><div>Thrapston, Kettering NN14 4JJ, UK</div><div>0.2 km • 5 mins walk</div></div></div>
<div><div> <b>Accessible Features</b></div><div>5.0</div><div><div><div>✓ Step-free internal access</div><div>✓ Downstairs bathroom</div><div>✓ Private parking</div><div>✓ Balcony/terrace</div></div><div><div>✓ Downstairs bedroom</div><div>✓ Ground floor entry</div><div>✓ Garden access</div><div>✓ Level access</div></div></div></div>	<div><div> <b>Room Breakdown</b></div><div>4.2</div><div><div><div>✓ Bedroom 1 (Primary)</div><div>✓ Bathroom</div><div>✓ Kitchen</div></div><div><div>✓ Bedroom 2</div><div>✓ Bathroom 2</div></div></div></div>	<div><div> <b>Property Costs</b></div><div>4.5</div><div><div>Council Tax Band</div><div>Price per sq m</div><div>Stamp Duty (England)</div><div><div>Band A</div><div>N/A</div><div>£6,250</div></div></div></div>

 **Summary & Recommendations**

This 2 bedroom bungalow located in Chancery Lane has achieved an overall accessibility score of 4.7/5 (Excellent). The property is priced at £325,000 with low cost Stamp Duty of £6250. This property has 5/6 essential rooms and 8/8 accessible features including step-free internal access, downstairs bedroom, downstairs bathroom/wc and ground floor entry, plus 4 more. Proximity to a GP is excellent with The Meadows Surgery accessible within a 5 mins walk. Public transport connectivity is excellent with the nearest bus stop 5 mins walk away. Energy efficiency is very poor, which may result in higher heating bills. Ongoing costs include cheapest band council tax (Band A). Overall, this property is highly suitable for seniors planning to age in place, with excellent accessibility features throughout.

