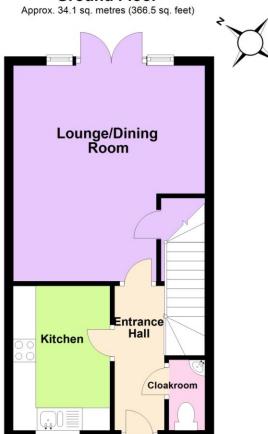
Wearra Close Irthlingborough

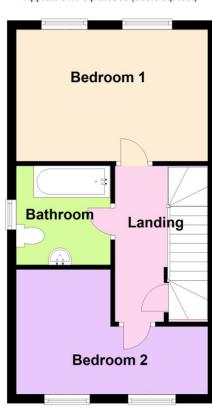
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First Floor Approx. 34.1 sq. metres (366.5 sq. feet)



Total area: approx. 68.1 sq. metres (733.1 sq. feet)



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.







Wearra Close Irthlingborough NN9 5FR Leasehold Price £120,000 (50% Shared Ownership)

Wellingborough Office 27 Sheep Street Wellingborough Northants NN8 1BS 01933 224400

Irthling borough Office 28 High Street Irthlingborough Northants NN9 5TN 01933 651010

74 High Street Rushden Northants NN10 0PQ 01933 480480





The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves at the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

A modern and very well presented two bedroomed semi detached property offered to the market on a 50% shared ownership basis situated in a cul de sac enjoying views of the historic St. Peters Church with shops and amenities close by. Benefits include uPVC double glazing, gas radiator central heating, built in kitchen appliances and offers low maintenance gardens and off road parking for two cars. The accommodation briefly comprises entrance hall, cloakroom, kitchen, lounge/dining room, two bedrooms, bathroom, rear garden and off road parking.

Enter via composite front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, laminate flooring, door to:

Downstairs W.C.

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, laminate flooring, radiator, extractor.

Kitche

10' 5" \times 7' 0" (3.18m \times 2.13m)(This measurement includes the area occupied by the kitchen units)

Fitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built in stainless steel oven, gas hob, extractor, concealed wall mounted gas boiler serving domestic hot water and central heating systems, plumbing for washing machine, fridge/freezer space, window to front aspect.

Lounge/Dining Room

15' 8" x 14' 4" (4.78m x 4.37m)

French door with side screens to rear aspect, laminate flooring, radiator, under stairs storage cupboard,

First Floor Landing

Loft access, storage cupboard, doors to:

Podroom Ono

14' 4" x 9' 7" (4.37m x 2.92m)

Two windows to rear aspect, radiator.

Bedroom Two

14' 4" x 9' max. (4.37m x 2.74m)

Two windows to front aspect, radiator.

Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin, tiled splash backs, panelled bath with shower attachment, window to side aspect, extractor, shaver point, towel rail, spotlights to ceiling.



Outside

Front - Block paved, off road parking for two cars.

Rear - Shared gated side pedestrian access, paved patio, artificial lawn, raised flower bed, raised patio/deck, enclosed by wooden panelled fencing and stone walling.

Material Information

The property Tenure is Leasehold. We understand there are 120 years remaining on the lease, the service and maintenance charge to include buildings insurance but not contents is £248.98 payable monthly. These details should be checked by the purchaser's legal representative before entering a commitment to purchase.

Energy Performance Rating

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band B (£1,806 per annum. Charges for 2024/2025).

Agents Not

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offer

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.



Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

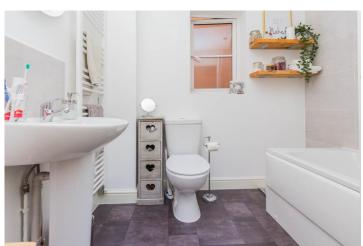
The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website – www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.









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