



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

Drayton Road Irthlingborough NN9 5TA Freehold Price £255,000

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 as 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 surveyor's 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.

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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Offered with no upward chain is this established and well presented three bedroomed semi detached property situated within the popular 'Knightland's' estate' with benefits to include gas radiator central heating, uPVC double glazing, refitted kitchen with built in appliances, refitted bathroom, recently re-decorated and offers off road parking for two cars. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, three bedrooms, bathroom, front and rear gardens, single garage and a driveway.

Enter via composite front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, doors to:

Lounge

13' 6" x 12' 0" (4.11m x 3.66m)

Window to front aspect, radiator, T.V. point, telephone point.

Kitchen/Dining Room

18' 0" x 9' 9" (5.49m x 2.97m)(This measurement includes the area provided by the kitchen units)

Refitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, built in stainless steel oven, gas hob, extractor, plumbing for washing machine, fridge/freezer space, radiator, under stairs storage cupboard, T.V. point, telephone point, two windows to rear aspect, door to side aspect.

First Floor Landing

Loft access, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, doors to:

Bedroom One

12' 6" x 9' 7" max. (3.81m x 2.92m)

Window to front aspect, radiator, T.V. point, built in wardrobe.

Bedroom Two

12' 2" narrowing to 10' 2" x 11' 0" (3.71m x 3.35m)

Window to rear aspect, radiator, T.V. point.

Bedroom Three

8' 7" x 8' 0" (2.62m x 2.44m)

Window to front aspect, radiator, T.V. point.

Bathroom

Refitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower, tiled splash backs, chrome towel rail, extractor, window to rear aspect.



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.

