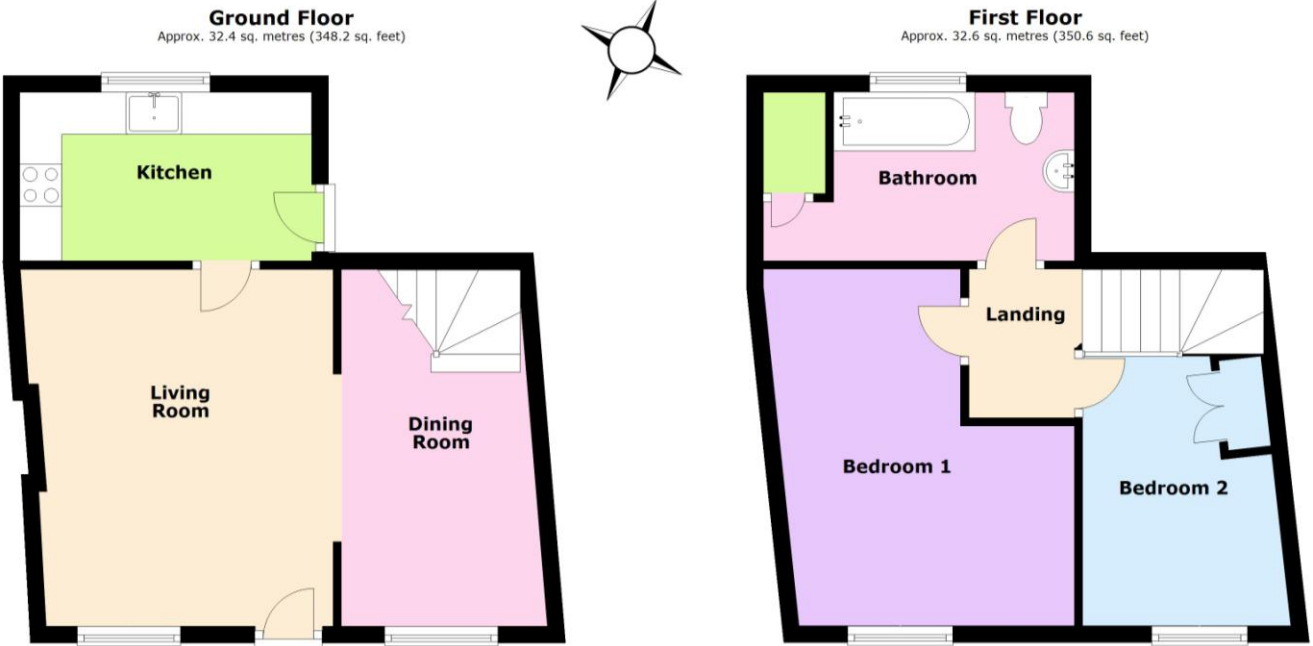


High Street Irthlingborough

richard james

www.richardjames.net



Total area: approx. 64.9 sq. metres (698.8 sq. feet)



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.

High Street Irthlingborough NN9 5PX Freehold Price 'Offers in excess of' £180,000

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.

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

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

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Offered with no upward chain and elevated from the road is this two bed roomed stone detached cottage featuring window seating, stripped floorboards, exposed stone walling and wooden beams. Further benefits include gas radiator central heating, built in kitchen appliances and offers off road parking for one car to the rear. The accommodation briefly comprises open plan living/dining room, kitchen, two bedrooms, bathroom, patio style garden and carport.

Enter via hardwood front door to:

Living/Dining Room

28' 1" x 18' 5" including staircase (8.56m x 5.61m)

Living Area

Solid fuel brick fireplace, exposed stone walling, radiator, T.V. point, feature window seat, window to front aspect, beams to ceiling, door to kitchen, through to:

Dining Area

Stairs rising to first floor landing, window to front aspect, double radiator, exposed stone walling with feature window seat, spotlights to ceiling.

Kitchen

11' 5" x 6' 6" (3.48m x 1.98m)(This measurement includes the area provided by the kitchen units)

Fitted to comprise Belfast sink with cupboard under, a range or eye and base level units providing work surfaces, tiled splash backs, built in oven, gas hob, extractor, window to rear aspect, stable door to side aspect, quarry tiled flooring, radiator, fridge/freezer space, wall mounted gas boiler serving domestic hot water and central heating systems, plumbing for concealed washing machine.

First Floor Landing

Loft access, doors to:

Bedroom One

'L' shaped 14' 0" x 10' 10" max. (4.27m x 3.3m)

Window to front aspect, radiator.

Bedroom Two

10' 8" x 8' 3" (3.25m x 2.51m)

Window to front aspect, double radiator, storage cupboard.

Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower over, tiled splash backs, window to rear aspect, cupboard housing water cylinder with shelving.

Outside

Rear - Patio style garden comprising tiered concrete with brick raised border stocked with bushes and shrubs, brick bar-b-que, outside tap, rear vehicular access to carport, up and over door providing off road parking for one car, (currently obscured by shed), gated rear pedestrian access, wooden shed.

Energy Performance Rating

This property has an energy rating of D. 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 Note

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.

Offers

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.

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.

