

Garrow Close Irthlingborough

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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.



Garrow Close Irthlingborough NN9 5EG
Freehold Price £226,500

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
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28 High Street Irthlingborough
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74 High Street Rushden
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Situated in a cul de sac off Finedon Road is this immaculate two bedroomed modern semi detached property ample off road parking for three cars with potential to create additional parking if required, a larger than average rear garden and a beautifully refitted kitchen with integrated appliances. Further benefits include gas radiator central heating, replacement uPVC double glazing, and a refitted bathroom. The accommodation briefly comprises porch area, lounge, kitchen/dining room, two bedrooms, bathroom, rear garden and a driveway.

Enter via front door to:

Porch

Window to side aspect, to:

Lounge

13' 8" max. x 13' 2" (4.17m x 4.01m)

Window to front aspect, radiator, coving to ceiling, under stairs storage cupboard, T.V. and telephone point.

Kitchen/Dining Room

13' 7" x 8' 1" (4.14m x 2.46m) (This measurement include the area occupied by the kitchen units)

Refitted to comprise one and a half bowl sink unit with cupboard under, a range of eye and base level units providing work surfaces, built in stainless steel oven, gas hob, extractor hood, fridge/freezer space, plumbing for washing machine, wall mounted gas boiler serving domestic hot water and central heating systems, two windows and door to rear aspect, tiled flooring, radiator, coving to ceiling.

First Floor Landing

Window to side aspect, coving to ceiling, doors to:

Bedroom One

11' 3" x 10' 6" (3.43m x 3.2m)

Window to front aspect, cupboard housing water cylinder and shelving, radiator, coving to ceiling.

Bedroom Two

10' 0" x 7' 9" (3.05m x 2.36m)

Window to rear aspect, radiator.

Bathroom

Refitted to comprise low flush W.C., vanity sink with cupboard under, 'P' shaped panelled bath with chrome shower over, extractor, chrome towel rail, fully tiled walls, tiled flooring, radiator, window to rear aspect.

Outside

Front - Driveway providing off road parking for approx. three cars with gravel and slate border stocked with bushes which could be removed to create additional off road parking if required.

Rear - Paved patio with outside tap, main lawn, wooden shed, gated side pedestrian access, garden is enclosed by wooden panelled fencing.

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. 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.

