



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.



Ebbw Vale Road Irthlingborough NN9 5YB

Freehold Price £199,995

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 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.

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27 Sheep Street Wellingborough
Northants NN8 1BS
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Irthlingborough Office
28 High Street Irthlingborough
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Located on the southern outskirts of the ever popular 'Pinetree's' estate is this modern and very well presented two bedroomed property providing access by foot to Stanwick and Rushden Lakes Shopping Centre with benefits to include gas radiator central heating, uPVC double glazing, refitted kitchen with integrated appliances, refitted bathroom and offers off road parking for two cars to the rear and a low maintenance rear garden enjoying a south easterly aspect. The accommodation briefly comprises entrance hall, lounge, kitchen, two bedrooms, bathroom, front and rear gardens and off road parking.

Enter via composite front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, laminate flooring, storage cupboard, coving to ceiling, door to:

Lounge

15' 0" x 12' 9" narrowing to 9' 5" (4.57m x 3.89m)

Window to front aspect, radiator, laminate flooring, coving to ceiling.

Kitchen/Dining Room

Refitted to comprise one and a half bowl single drainer sink unit, a range of eye and base level units providing work surfaces, built-in stainless steel oven, gas hob, extractor, fridge/freezer, dishwasher, coving to ceiling, window and door to rear aspect, wine rack, radiator, wall mounted gas boiler serving domestic hot water and central heating systems.

First Floor Landing

Loft access, coving to ceiling, doors to:

Bedroom One

12' 9" max. x 9' 5" (3.89m x 2.87m)

Two windows to front aspect, radiator, coving to ceiling, fitted cupboard.

Bedroom Two

12' 9" x 6' 9" (3.89m x 2.06m)

Two windows to rear aspect, radiator, glass fronted wardrobes (included), coving to ceiling.

Bathroom

Fitted to comprise low flush W.C., vanity sink with cupboard under, panelled bath with shower attachment, chrome towel rail, tiled splash backs, tiled flooring, shaver point, spotlights to ceiling, extractor.

Outside

Front - Mainly lawn, enclosed by wooden panelled fencing.

Rear - Paved patio, outside tap, mainly gravelled with border stocked with flowers and shrubs, enclosed by wooden panelled fencing, gated rear pedestrian access leading to off road parking to rear for two cars. Garden is larger than average and enjoys a south easterly aspect.

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,726 per annum. Charges for 2023/2024).

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.

