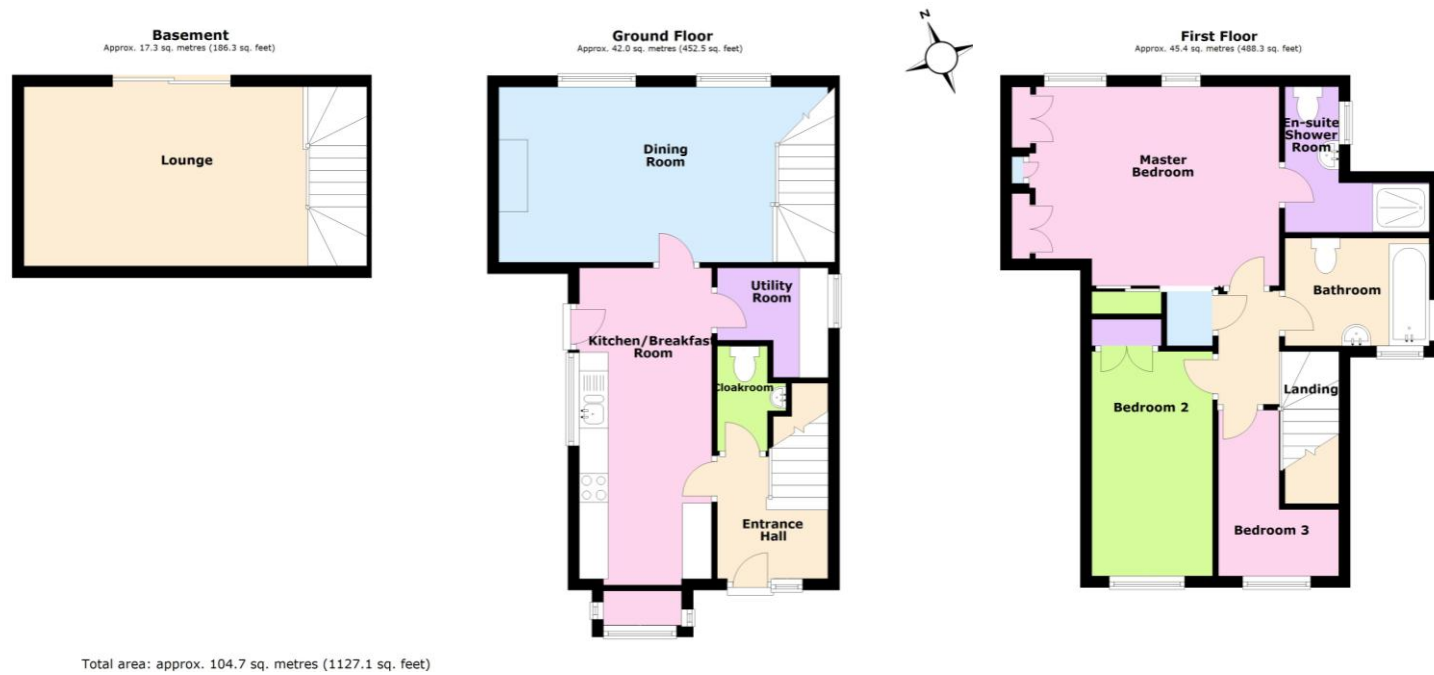


# Pipers Close Irthlingborough

richard james

www.richardjames.net



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.

## Pipers Close Irthlingborough NN9 5XU Freehold Price £235,000

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





**Situated in a cul de sac off Finedon Road is this unusual and deceptively spacious three bed roomed three storey mid terraced town house offered with no upward chain and featuring low maintenance gardens and ample off road parking for two cars. Benefits with this property include gas radiator central heating, uPVC double glazing, built in kitchen appliances and offers an en suite shower room to the master bedroom, utility room, cloakroom, fitted wardrobes to bedrooms one and two and a rear garden enjoying a private aspect from the rear. The accommodation briefly comprises entrance hall, cloakroom, kitchen/breakfast room, utility room, dining room, lounge, three bedrooms with en suite shower room to master, bathroom, front and rear gardens and a driveway.**

Enter via front door with side screens to:

#### Entrance Hall

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

#### Cloakroom

Comprising low flush W.C., vanity sink with cupboard under, tiled splash backs, extractor, Karndean flooring.

#### Kitchen/Breakfast Room

18' 0" x 7' 6" (5.49m x 2.29m) (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 oven, gas hob, extractor, concealed wall mounted gas boiler serving domestic hot water and central heating systems, radiator, box bay window to front aspect, door and window to side aspect, laminate flooring, door to:

#### Utility Room

6' 5" x 6' 3" (1.96m x 1.91m)

Work surface, plumbing for washing machine, space for tumble dryer, larder unit, window to side aspect laminate flooring.

#### Dining Room

15' 4" x 10' 0" (4.67m x 3.05m)

Two windows to rear aspect, wall mounted gas fire with feature surround, radiator, Karndean flooring, telephone and T.V. points, stairs down to:

#### Lounge

18' 8" max. x 10' 0" (5.69m x 3.05m)

Sliding patio door to rear aspect, radiator, telephone and T.V. points, Karndean flooring.

#### First Floor Landing

Loft access, airing cupboard housing water cylinder and shelving, vinyl flooring, doors to:

#### Master Bedroom

12' 7" plus wardrobe x 11' 8" max. (3.84m x 3.56m)

Two windows to rear aspect, radiator, three double built-in wardrobes, Karndean flooring, door to:

#### Ensuite Shower Room

Fitted to comprise low flush W.C., pedestal wash hand basin, shower cubicle, Karndean flooring, radiator, window to side aspect, shaver point and light, extractor, tiled splash backs.

#### Bedroom Two

12' 5" plus wardrobe x 7' (3.78m x 2.13m)

Window to front aspect, radiator, laminate flooring, built-in wardrobe.

#### Bedroom Three/Box Room

9' 6" max. x 7' 0" max. (2.9m x 2.13m) 'L' shape

Window to front aspect, radiator.

#### Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, radiator, window to front aspect, extractor, shaver point and light.

#### Outside

Front - Gravelled with bushes, driveway providing off road parking for two cars, outside tap.

Rear - Paved, outside tap, bushes, brick store, enclosed by wooden panelled fencing. The garden enjoys a private rear 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 C (£1,973 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](http://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.**

