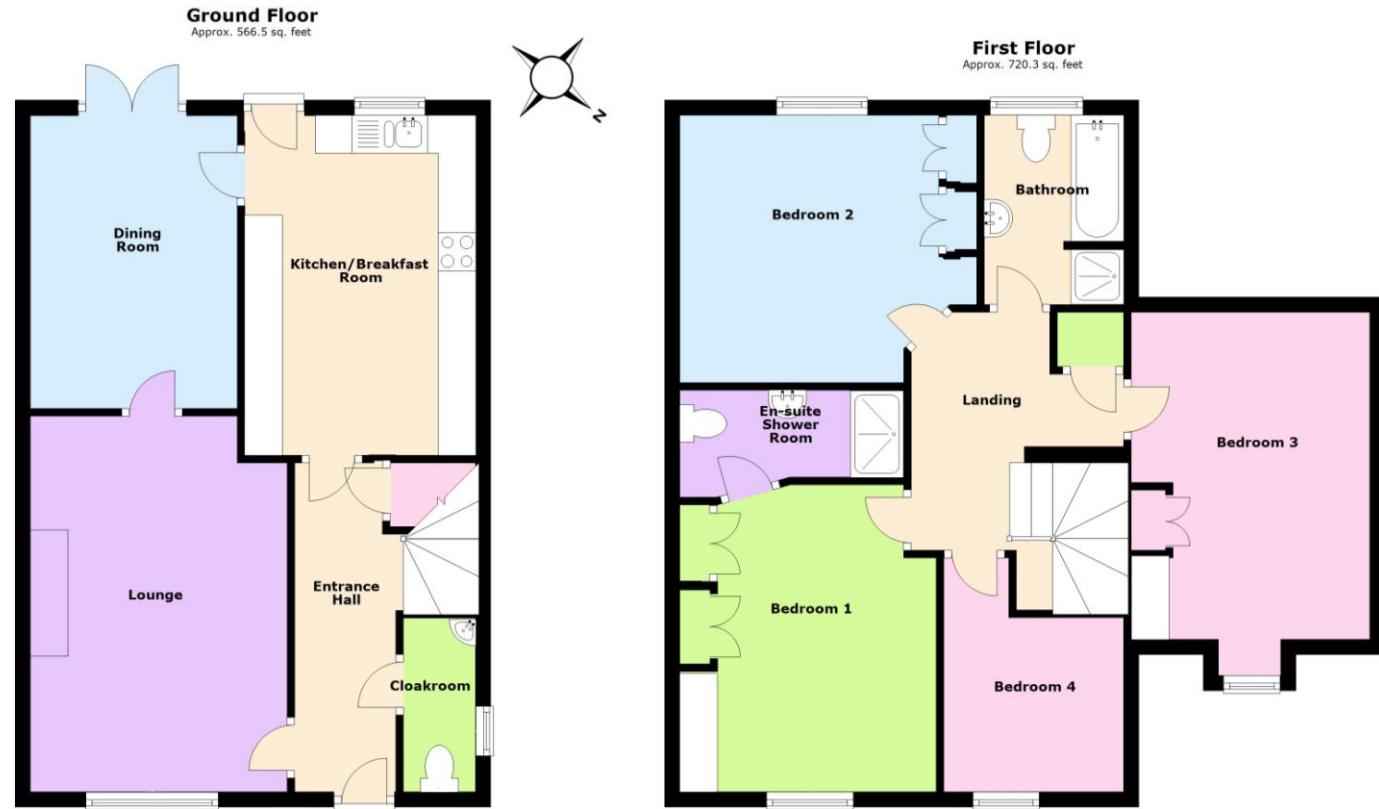


Presland Way Irthlingborough

richard james

www.richardjames.net



Total area: approx. 1286.9 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.

Presland Way Irthlingborough NN9 5UL
Freehold Price £355,000

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



A very well presented David Wilson built four bed roomed property situated on the western outskirts of the popular town of Irthlingborough with Wellingborough Railway Station only five minutes drive away with features to include a wide range of integrated kitchen appliances, uPVC double glazing, gas radiator central heating and offers built in wardrobes to three bedrooms, off road parking for approx. three cars, three double bedrooms, an en suite shower room to master bedroom and separate reception rooms. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, four bedrooms with en suite shower room to master, bathroom, front and rear gardens, single garage and a driveway.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, high quality vinyl flooring, under stairs storage cupboard, doors to:

Cloakroom

Comprising low flush W.C., corner pedestal wash hand basin, tiled splash backs, radiator, window to side aspect, extractor, high quality vinyl flooring.

Lounge

15' 9" x 11' 0" (4.8m x 3.35m)
Window to front aspect, radiator, electric fire with feature surround and hearth, T.V. point, telephone point, door to:

Dining Room

12' 8" x 9' 2" (3.86m x 2.79m)
French doors to rear aspect, radiator, door to:

Kitchen/Breakfast Room

14' 2" x 9' 8" (4.32m x 2.95m)(This measurement includes the area occupied by the kitchen units)
Fitted to comprise one and a half bowl stainless steel single drainer sink unit with cupboard under, a wide range of base and eye level units providing work surfaces, built in stainless steel double oven, gas hob, extractor, fridge and freezer, dishwasher, plumbing for washing machine, concealed wall mounted gas boiler serving domestic hot water and central heating systems, window and part glazed door to rear aspect, radiator.

First Floor Landing

Loft access, airing cupboard with water cylinder, doors to:

Bedroom One

13' 3" x 11' 2" (4.04m x 3.4m)
Window to front aspect, radiator, built in double wardrobe with dressing table and drawers, telephone point, door to:



Ensuite Shower Room

Comprising low flush W.C., vanity sink with cupboard under, double shower cubicle, tiled splash backs, shaver point, radiator, extractor.

Bedroom Two

12' 11" x 11' 3" (3.94m x 3.43m)
Window to rear aspect, radiator, fitted double wardrobe.

Bedroom Three

14' 7" x 10' 3" (4.44m x 3.12m)
Window to front aspect, radiator, fitted wardrobe with drawers.

Bedroom Four

10' 0" max. x 8' 14" (3.05m x 2.79m)
Window to front aspect, radiator.

Bathroom

Comprising low flush W.C., vanity sink with cupboard under, panelled bath with shower attachment, shower cubicle, tiled splash backs, shaver point, radiator, extractor.

Outside

Front - Artificial lawn, driveway providing off road parking for three cars, leading to:

Single Garage - Up and over door, power and light connected.

Rear - Extended paved patio, outside tap, main lawn with tree, gated side pedestrian access, enclosed by mainly wooden panelled fencing, courtesy door to garage.

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 D (£2,322 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.

