



Total area: approx. 123.3 sq. metres (1327.3 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.



Baker Crescent Irchester NN29 7BB Freehold Price £250,000

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

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



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.

Situated a short walk from the village centre is this two double bedroom semi detached house that could be adapted to provide an addition bedroom by dividing the master bedroom. The property has been refurbished in recent years and benefits from a refitted kitchen with built in appliances, a refitted bathroom suite, gas radiator central heating and uPVC double glazing. The entrance hall has been extended and to the rear is a sun room. Outside the rear garden offers a sociable sheltered BBQ/outside kitchen and an external W.C. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, two bedrooms, bathroom, gardens to front and rear and a garage.

Enter via entrance door with obscure glazed inserts to.

Entrance Hall

Window to front aspect, radiator, tiled floor, stairs to first floor landing, doors to.

Lounge

14' 10" x 10' 11" (4.52m x 3.33m)

Window to front aspect, patio doors to sun room, T.V. point, radiator, coving to ceiling, grey wood grain effect laminate floor.

Kitchen/Dining Room

16' 5" narrowing to 12' 6" x 14' 10" (5m x 4.52m) (This measurement includes area occupied by the kitchen units)

Refitted to comprise one and a half bowl single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, built in electric oven, gas hob with extractor hood over, integrated dishwasher, inset ceiling lights, tiled floor, radiator, window to front aspect, window to rear aspect, part obscure glazed door to.

Sun Room

17' 1" x 11' 0" (5.21m x 3.35m)

Window to rear aspect, French doors to side aspect, French doors to rear aspect, wood laminate floor, worksurface with plumbing for washing machine under, space for tumble dryer, wall cupboard.

First Floor Landing

Window to rear aspect, radiator, cupboard housing gas fired boiler serving central heating and domestic hot water, doors to.

Bedroom One

14' 10" x 10' 11" (4.52m x 3.33m)

Window to front aspect, window to rear aspect, radiator, coving to ceiling. This could possibly be converted to two rooms.

Bedroom Two

13' 1" x 8' 6" (3.99m x 2.59m)

Window to front aspect, radiator, coving to ceiling, access to loft space, built in wardrobe.

Bathroom

White suite comprising panelled bath with mixer shower attachment, pedestal hand wash basin, low flush W.C., tiled splash areas, tiled floor, chrome effect towel radiator, inset ceiling lights, electric extractor vent, obscure glazed window to rear aspect.

Outside

Rear garden - Patio, lawn, sheltered outside BBQ/kitchen with brick built BBQ and wood fired stove, electric connected, light, tap, recently replaced wooden fences, gated access to front.

Outside toilet - Refitted white suite comprising low flush W.C., pedestal hand wash basin, splash backs, wood floor, obscure glazed window to rear aspect.

Front - Lawn, wooden fences, plant border, lights, block paving and driveway providing parking for two/three cars to.

Garage - Metal up and over door, power and light connected, window to rear aspect, access door to rear garden.

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 (£1,702 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.

