



Total area: approx. 96.4 sq. metres (1037.8 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.



**London Road Little Irchester NN8 2EB**  
**Freehold Price £210,000**

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



**Offered with no chain is this mature three bedroom semi detached property which is conveniently situated local to main amenities, the A45 and the A509. The property requires general updating yet benefits from uPVC double glazing, gas radiator central heating and further offers three well proportioned bedrooms and a rear garden measuring approx. 87ft in length x 34ft in width backing onto fields. The accommodation briefly comprises entrance hall, lounge, kitchen, outbuilding with store and W.C., three bedrooms, bathroom and gardens to front and rear.**

Enter via obscure glazed uPVC door to.

#### **Entrance Hall**

Stairs to first floor landing, obscure glazed window to front aspect, radiator, doors to.

#### **Lounge**

17' 7" x 12' 1" max into chimney breast recess (5.36m x 3.68m)

Window to front and rear aspect, log effect gas fire with tiled fascia, two radiators, wall light points, T.V. point, coving to ceiling, door to.

#### **Kitchen**

12' 3" x 10' 3" widening to 13' 8" (3.73m x 3.12m) (This measurement includes area occupied by the kitchen units)

Comprising stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven and gas hob with extractor fan over, plumbing for washing machine, space for further appliance, tiled splash back, two windows to side aspect, double radiator, understairs storage cupboard, door to pantry housing gas fired boiler serving domestic hot water and central heating, obscure glazed uPVC door to.

#### **Outbuilding**

Window to side aspect, door to store, door to W.C, obscure glazed door to rear garden.

#### **First Floor Landing**

Access to loft space, window to rear aspect, airing cupboard, doors to.

#### **Bedroom One**

12' 1" max into chimney breast recess x 9' 1" plus door recess (3.68m x 2.77m)

Window to front aspect, built in wardrobe, radiator, telephone point, coving to ceiling.



#### **Bedroom Two**

11' 4" x 10' 4" (3.45m x 3.15m)

Window to front and side aspect, built in wardrobe, radiator, coving to ceiling.

#### **Bedroom Three**

9' 1" x 8' 2" (2.77m x 2.49m)

Window to rear aspect, storage cupboard, radiator.

#### **Bathroom**

Coloured suite comprising panelled bath with electric shower over, low flush W.C., pedestal hand wash basin, tiled walls, radiator.

#### **Outside**

Rear - Measuring approx. 87ft in length up to lounge window x 34ft in width. Majority open plan, backing onto fields, mainly laid to lawn, paved path, flower beds, concrete hard standing, fruit trees.

Front - Mainly laid to lawn, flower border and bed, concrete path.

#### **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](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.**