

Presland Way Irthlingborough

richard james

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Total area: approx. 117.7 sq. metres (1267.1 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.

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.

Presland Way Irthlingborough NN9 5UL
Freehold Price £290,000

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



Situated within a popular estate off Wellingborough Road offering excellent access to Wellingborough Railway Station and presented in very good order throughout is this modern David Wilson built 3/4 bed roomed three storey townhouse with features to include uPVC double glazing, gas radiator central heating, built in kitchen appliances and offers two en suite shower rooms, fitted wardrobes to three bedrooms, electric remote controlled garage roller door and off road parking for up to two cars. The accommodation briefly comprises Ground floor - entrance hall, bedroom two with en suite shower room, garden room/bedroom four, utility room, First floor - lounge/dining room, kitchen/breakfast room, Second floor - two further bedrooms with en suite shower room to master, family bathroom, front and rear gardens, garage and a driveway.

Enter via part glazed composite door to:

Entrance Hall

Two radiators, stairs rising to first floor landing, under stairs cupboard, double cloaks cupboard, tiled flooring, doors to:

Bedroom Two

9' 11" x 9' 2" (3.02m x 2.79m)

Window to front aspect, radiator, built-in wardrobe, door to:

Ensuite Shower Room

Fitted to comprise low flush W.C., pedestal wash hand basin, tiled splash backs, double shower cubicle, shaver point, double radiator, tiled flooring, extractor.

Bedroom Four/Study

10' 0" x 9' 2" max. (3.05m x 2.79m)

French door to rear aspect, radiator, T.V. point, telephone point, fitted shelving.

Utility Room

6' 4" x 6' 2" (1.93m x 1.88m)(These measurements include the area occupied by the kitchen units)

Fitted to comprise stainless steel single drainer sink unit, a range of eye and base level units providing work surfaces, tiled splash backs, plumbing for washing machine, space for tumble dryer, extractor, radiator, wall mounted gas boiler serving domestic hot water and central heating systems, tiled flooring, part glazed door to rear aspect.

First Floor Landing

Stairs rising to second floor landing, window to side aspect, radiator, doors to:

Lounge/Dining Room

'L' shaped 16' 5" x 16' 2" max. (5m x 4.93m)

Two windows to front aspect, two radiators, T.V. point, telephone point, electric fire with feature surround.

Kitchen/Breakfast Room

16' 2" x 9' 9" max. (4.93m x 2.97m)(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 range of eye and base level units providing work surfaces, LED lights to kickboards, tiled splash backs, built in stainless steel double oven, gas hob, extractor, wine cooler, two windows to rear aspect, fridge/freezer space, built-in dishwasher, radiator.

Second Floor Landing

Loft access, radiator, cupboard housing water cylinder with shelving, doors to:

Bedroom One

16' 3" x 10' 9" (4.95m x 3.28m)

Two windows to front aspect, radiator, telephone point, T.V. point, two double fitted wardrobes, door to:

Ensuite Shower Room

Fitted to comprise low flush W.C, pedestal wash hand basin, double shower cubicle, radiator, tiled splash backs, shaver point, extractor fan.

Bedroom Three

9' 5" plus wardrobe x 8' 7" (2.87m x 2.62m)

Window to rear aspect, built-in wardrobe, radiator.

Family Bathroom

Fitted to comprise low flush W.C, pedestal wash hand basin, panelled bath, tiled splash backs, radiator, window to rear aspect, shaver point, extractor fan, tiled flooring.

Outside

Front - Laid with slate chippings, driveway providing off road parking for up to two cars leading to:

Single Garage - Remote controlled roller door, power and light connected.

Rear - Paved patio, gated side pedestrian access, outside tap and light, courtesy door to garage, steps down to main lawn, raised beds with sleepers, enclosed by wooden panelled fencing.

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.

