



Total area: approx. 89.5 sq. metres (963.8 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.

Lime Terrace Irthlingborough NN9 5SJ

Freehold Price £185,000

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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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Offered with no upward chain is this three storey three bed roomed end of terraced property situated in a popular location with partial views over Nene Valley from the rear with benefits to include gas radiator central heating, uPVC double glazing, refitted bathroom and offers three double bedrooms (access to bedroom 3 via bedroom 2), built in wardrobes to bedrooms one and three and an en suite shower room to master bedroom. The accommodation briefly comprises entrance porch, lounge/dining room, kitchen, utility area, downstairs bathroom, three bedrooms with en suite shower room to master, front, side and rear gardens.

Enter via front door to:

Porch

Glazed door to:

Lounge/Dining Room

24' 2" x 13' 11" (7.37m x 4.24m)

Lounge Area

Window to front aspect, solid fuel brick fireplace with display shelving, double radiator, dado rail, coving to ceiling.

Dining Area

Under stairs storage cupboard, radiator, window to rear aspect, feature fireplace with raised hearth, stairs rising to first floor landing, door to:

Kitchen

8' 11" x 6' 10" (2.72m x 2.08m)(This measurement includes area occupied by 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, wine rack, gas cooker point, tiled flooring, window and door to side aspect, to:

Utility Area

Window to side aspect, plumbing for washing machine, wall mounted gas combination boiler serving domestic hot water and central heating systems, fridge/freezer space, door to

Downstairs Bathroom

Refitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, tiled flooring, radiator, window to side aspect.

First Floor Landing

Doors to:

Bedroom One

11' 11" x 9' 7" (3.63m x 2.92m)

Bow window to front aspect, radiator, built in double wardrobe, door to:

Ensuite Shower Room

Comprising low flush W.C., wall mounted wash hand basin, shower cubicle, extractor.

Bedroom Two

11' 10" max. x 9' 11" (3.61m x 3.02m)

Window to rear aspect, radiator, coving to ceiling, views over Nene Valley, further window to rear aspect, stairs rising to:

Bedroom Three

14' 2" max. into wardrobe x 12' 0" (4.32m x 3.66m)

Two windows to side aspect, two double built in wardrobes, radiator, dado rail, display shelving.

Outside

Front - Paved patio, mainly gravelled, border stocked with shrubs, enclosed by wooden panelled fencing.

Side - Paved patio, gravel border.

Rear - Gravelled with shrubs, gated rear pedestrian access, enclosed by brick walling and wooden panelled fencing, brick store.

Energy Performance Rating

This property has an energy rating of E. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band A (£1,548 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.

