



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.

College Street Irthlingborough NN9 5TU
Freehold 'Offers in excess of' £240,000

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
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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A very well presented two bed roomed stone and brick end terraced cottage situated close to Irthlingborough's shops and amenities with benefits to include gas radiator central heating, built in kitchen appliances, uPVC double glazing and offers low maintenance south facing garden, allocated off road parking for two cars to the rear and many character features including exposed internal stone walling, beams and feature inglenook fireplace. The accommodation briefly comprises lounge/dining room, kitchen/breakfast room, landing, two bedrooms, bathroom, rear garden and off road parking.

Enter via part glazed front door to:

Lounge/Dining Room

20' 11" max. x 16' 3" narrowing to 14' (6.38m x 4.95m)
Window to front aspect with feature window seating and storage under, stone inglenook style fireplace with raised quarry tiled hearth, two radiators, stairs rising to first floor landing, storage cupboard and T.V. plinth, T.V. point, under stairs storage cupboard, feature display cabinets, exposed stone walling and beams, part glazed door through to:

Kitchen/Breakfast Room

11' 0" x 8' 7" (3.35m x 2.62m)(This measurement includes the area occupied by the kitchen units)
Fitted to comprise ceramic 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, gas cooker space, plumbing for washing machine, fridge space, window and door to rear aspect, spotlights to ceiling, radiator.

First Floor Landing

Radiator, doors to:

Bedroom One

10' 3" x 9' 9" (3.12m x 2.97m)
Two window to front aspect, radiator, character fireplace, loft access.

Bedroom Two

11' 1" max. x 8' 4" max. (3.38m x 2.54m)
Window to rear aspect, radiator, T.V. point.

Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with chrome shower over, tiled splash backs, skylight to rear aspect, chrome towel rail, spotlights to ceiling.

Outside

Rear - Paved patio with water tap, enclosed by stone dwarf walling, step up to mainly gravelled area with paving, gravel border stocked with bushes and pear tree, wooden shed, gated access through to allocated off road parking two cars, enclosed by wooden panelled fencing. Garden enjoys a south facing aspect.

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,806 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.

