



Total area: approx. 68.8 sq. metres (740.8 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.



East Street Irchester NN29 7BG
Freehold Price £245,000

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



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.

A modern three bedroom semi detached house with ensuite shower room and cloakroom situated close to the village centre that benefits from gas radiator central heating, uPVC double glazing, a refitted kitchen with a range of built in appliances and a burglar alarm system. The property offers of road parking for two/three cars and the loft is currently used as a cinema room but could be used as an informal hobby room. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and off road parking.

Enter via obscure glazed entrance door to.

Entrance Hall

Radiator, coving to ceiling, tiled floor, stairs to first floor landing, doors to.

Cloakroom

White suite comprising low flush W.C., wall mounted wash basin, tiled splash area, radiator, tiled floor, obscure glazed window to front aspect.

Lounge/Dining Room

18' 10" max x 14' 8" narrowing to 9' 10" (5.74m x 4.47m)
Irregular shaped room.

French doors to rear garden, window to side aspect, two radiators, T.V. point, coving to ceiling, wood effect laminate floor, understairs storage cupboard.

Kitchen

10' 11" max x 7' 11" max (3.33m x 2.41m) (This measurement includes area occupied by the kitchen units) Irregular shaped room.

Refitted to comprise single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, tiled splash areas, built in electric oven, gas hob with extractor hood over, integrated fridge/freezer and dishwasher, plumbing for washing machine, cupboard housing gas fired boiler serving central heating and domestic hot water, tiled floor, inset ceiling lights, window to front aspect, coving to ceiling.

First Floor Landing

Radiator, coving to ceiling, access via loft ladder to loft room, doors to.

Bedroom One

10' 5" x 9' 10" (3.18m x 3m)

Window to rear aspect, radiator, coving to ceiling, door to.

Ensuite Shower Room

White suite comprising quadrant shower enclosure, low flush W.C., pedestal hand wash basin, tiled walls, radiator, electric extractor vent, coving to ceiling, obscure glazed window to side aspect.

Bedroom Two

10' 4" x 7' 8" (3.15m x 2.34m)

Window to front aspect, radiator, coving to ceiling.

Bedroom Three

6' 11" x 6' 8" (2.11m x 2.03m)

Window to front aspect, radiator, coving to ceiling.

Bathroom

White suite comprising panelled bath with mixer shower attachment, low flush W.C., pedestal hand wash basin, tiled walls, radiator, electric extractor vent, coving to ceiling, obscure glazed window to side aspect.

Loft Room

14' 8" x 12' 4" main area (4.47m x 3.76m)

Could be used as a hobby room, currently used as a cinema room, power and light connected, access via pull down ladder.

Outside

Rear garden - Slate effect paving and patio, lawn, BBQ area with raised flower bed, power point, lights, wooden fence, gated access to front.

Front - Ornamental stones, lavender, outside light, gravel parking for two/three cars.

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.

