



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.



Jubilee Street Irthlingborough NN9 5RL
Freehold Price £180,000

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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27 Sheep Street Wellingborough
Northants NN8 1BS
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Irthlingborough Office
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Rushden Office
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Northants NN10 0PQ
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Situated in a no through road and offered to the market with no upward chain is this well presented mature bay fronted two bedroomed mid terraced property with benefits to include gas radiator central heating, uPVC double glazing, modern kitchen with integrated appliances and offers a 26ft open plan lounge/dining room, two double bedrooms and a 60ft rear garden. The accommodation briefly comprises open plan lounge/dining room, kitchen, two bedrooms, shower room, fore court and rear garden.

Enter via part glazed front door through to:

Lounge/Dining Room

26' 3" max. x 12' 4" max. (8m x 3.76m)

Lounge Area

Bay window to front aspect, radiator, feature fireplace with surround, T.V. point, vinyl flooring, coving to ceiling.

Dining Area

Stairs rising to first floor landing, radiator, window to rear aspect, vinyl flooring, under stairs storage cupboard, exposed brick pillars, coving to ceiling.

Galley Style Kitchen

15' 1" x 5' 10" (4.6m x 1.78m)(This measurement includes area occupied by kitchen units)

Fitted to comprise single bowl sink unit with cupboard under, a range of eye and base level units providing work surfaces, double oven, gas hob, fridge/freezer space, plumbing for washing machine, tiled flooring, spotlights and coving to ceiling, door and window to side aspect, radiator.

First Floor Landing

Loft access, radiator, doors to:

Bedroom One

12' 0" excluding wardrobes x 10' 6" (3.66m x 3.2m)

Window to front aspect, radiator, two double built-in wardrobes, T.V. point.

Bedroom Two

10' 9" max. x 10' 2" max. (3.28m x 3.1m) 'L' shaped

Window to rear aspect, radiator, built-in wardrobes with sliding doors.

Shower Room

Comprising high flush W.C., vanity sink unit with cupboard under, corner shower cubicle with tiled wall, wall mounted gas boiler serving domestic hot water and central heating systems, vinyl flooring, two skylights to side aspect.

Outside

Front - Paved and enclosed by low brick walling.

Rear - Paved patio, brick store, shared rear pedestrian access, pergola with trellis, raised flower beds, artificial lawn, gravelled area, further paved patio, mature trees, picket fence with gate leading to further gravelled area with raised beds, raised decking, wooden shed with power and light connected, further wooden shed, enclosed by wooden panelled fencing. Garden measures 60ft in length.

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 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.

