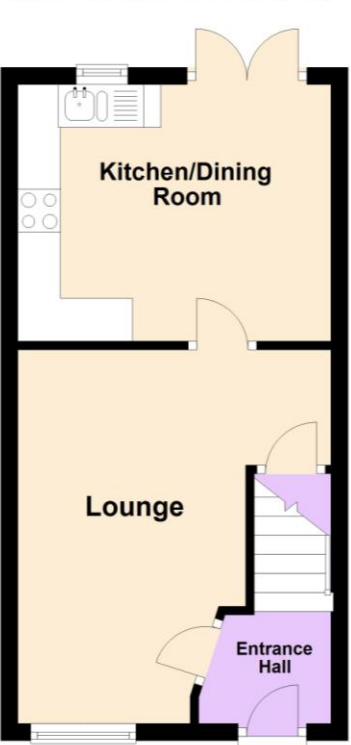


Brawn Close Irthlingborough

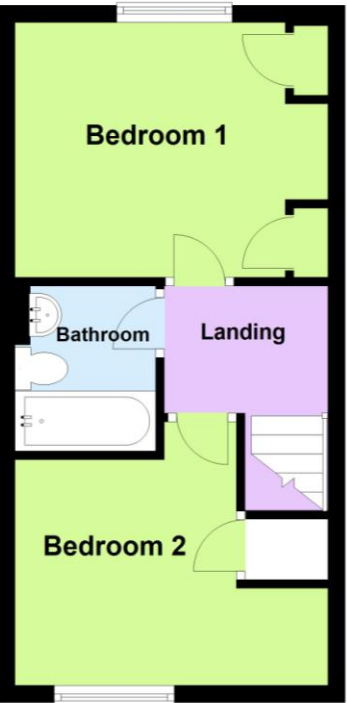
richard james

www.richardjames.net

Ground Floor
Approx. 27.3 sq. metres (294.1 sq. feet)



First Floor
Approx. 28.3 sq. metres (305.1 sq. feet)



Total area: approx. 55.7 sq. metres (599.3 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.

Brawn Close Irthlingborough NN9 5HG Freehold Price of £225,000

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
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Situated in a cul-de-sac on the southern outskirts of the popular 'Pinetree's' estate and nearby a local green is this modern two bed roomed semi detached property with features to include uPVC double glazing, gas radiator central heating and offers fitted wardrobes to bedroom one and off road parking for multiple cars and a spacious garden. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, two bedrooms, bathroom, front and rear gardens and a driveway.

Enter via part glazed front door through to:

Entrance Hall

Stairs rising to first floor landing, radiator.

Lounge

14' 4" x 12' 0" narrowing to 8' 10" (4.37m x 3.66m)

Window to front aspect, feature fireplace with marble surround and raised hearth, radiator, T.V. point, under stairs storage cupboard, coving to ceiling, glazed door through to:

Kitchen/Dining Room

12' 0" x 9' 10" (3.66m x 3m)(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, built-in oven and hob, fridge/freezer space, wall mounted gas boiler serving domestic hot water and central heating systems, coving to ceiling, laminate flooring, French door to rear aspect, window to rear aspect.

First Floor Landing

Loft access, radiator, doors to:

Bedroom One

12' 0" x 9' 0" (3.66m x 2.74m)

Window to rear aspect, radiator, two built-in wardrobes.

Bedroom Two

12' 0" x 8' 8" narrowing to 8' 4" (3.66m x 2.64m)

Window to front aspect, radiator, airing cupboard housing water cylinder.

Bathroom

Refitted to comprise low flush W.C., vanity sink unit with cupboard under, panelled bath with shower attachment, extractor, tiled splash backs, radiator, vinyl flooring.

Outside

Front - Block paved with border stocked with shrubs, pedestrian rear access, driveway providing off road parking for multiple cars.

Rear - Wooden deck leading on to main lawn, elevated bank to the side aspect in need of some cultivation, garden is 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 B (£1,509 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.

