



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.

Berrill Street Irchester NN29 7DT
Freehold Price £175,000

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 surveyors 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 estateagents 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

Irlingborough Office
28 High Street Irlingborough
Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



A vacant three bedroom semi detached house local to the recreation ground and other village amenities that benefits from uPVC double glazed doors and windows, electric radiator heating, a refitted kitchen with built in appliances and a refitted bathroom suite. The garden measures 61ft in length and to the rear is a garage (in need of repair or removal) which provides a parking space. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, bathroom, three bedrooms, rear garden and garage.

Enter via obscure glazed entrance door to.

Entrance Hall

Wood effect laminate floor, stairs to first floor landing, door to.

Lounge/Dining Room

Lounge Area

11' 8" into chimney breast recess x 11' 0" (3.56m x 3.35m)

Window to front aspect, window to side aspect, electric radiator, fireplace with stone fascia and hearth, coving to ceiling, wood effect laminate floor, through to.

Dining Area

11' 11" x 11' 10" (3.63m x 3.61m)

French doors to rear garden, electric radiator, wood effect laminate floor, coving to ceiling, cupboard housing hot water cylinder and immersion heater, door to.

Kitchen

11' 10" x 8' 6" (3.61m x 2.59m) (This measurement includes area occupied by the kitchen units)

Comprising 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, hob and extractor vent, freestanding washing machine, and fridge/freezer, grey wood grain effect floor, door to.

Lobby

Grey wood grain effect floor, obscure glazed door to rear garden, door to.

Bathroom

White suite comprising panelled bath with mixer shower attachment, low flush W.C., pedestal hand wash basin, tiled splash areas, chrome effect electric towel radiator, grey wood grain effect floor, obscure glazed window to rear aspect.

First Floor Landing

Access to loft space, wood effect floor, doors to.

Bedroom One

15' 1" into chimney breast recess x 11' 1" (4.6m x 3.38m)

Window to front aspect, window to side aspect, electric radiator, wood effect floor, inset ceiling lights.

Bedroom Two

11' 10" x 9' 8" into chimney breast recess (3.61m x 2.95m)

Window to rear aspect, electric radiator, wood effect floor, inset ceiling lights.

Bedroom Three

8' 10" x 7' 8" (2.69m x 2.34m)

Window to rear aspect, electric radiator, wood effect floor.

Outside

Rear garden - 61ft in length overall - Mainly laid to artificial grass, concrete patio, outside tap, wooden fence, side gate.

Garage - At rear of garden with access via service road, sectional built, in need of repair/removal.

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,785.18 per annum. Charges for 2025/2026).

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.

