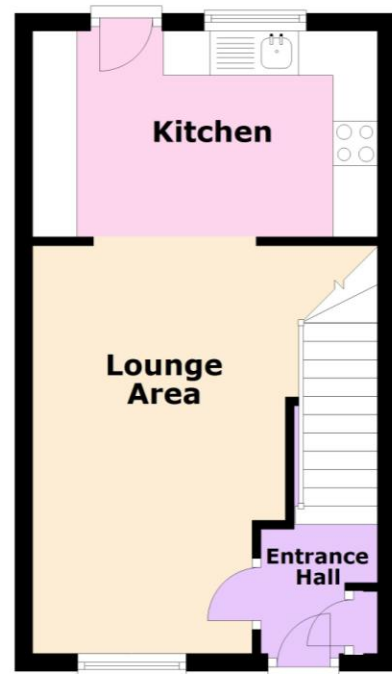


Joan Pyel Close Irthlingborough

richard james

www.richardjames.net

Ground Floor
Approx. 27.2 sq. metres (293.2 sq. feet)



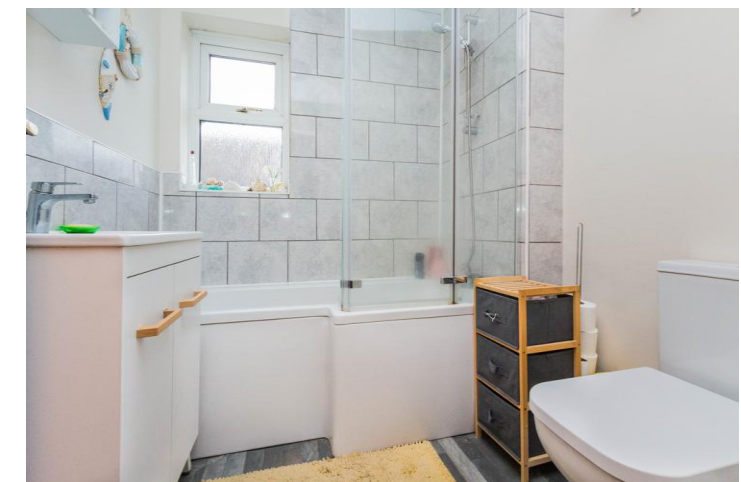
First Floor
Approx. 27.2 sq. metres (293.2 sq. feet)



Total area: approx. 54.5 sq. metres (586.4 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.



Joan Pyel Close Irthlingborough NN9 5YA

Freehold Price £200,000

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 backing onto Nene Valley is this modern two bedroomed end terraced property with benefits to include refitted kitchen with integrated appliances, refitted bathroom, uPVC double glazing, gas radiator central heating and offers no upward chain and off road parking for two/three cars. The accommodation briefly comprises entrance hall, open plan lounge/kitchen/dining room, landing, two bedrooms, bathroom, front and rear gardens and a driveway.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, storage cupboard, telephone point, glazed door through to:

Lounge Area

15' 0" x 12' 9" (4.57m x 3.89m)

Window to front aspect, coving ceiling, radiator, laminate flooring, TV point, through to:

Kitchen/Dining Area

12' 8" x 7' 7" (3.86m x 2.31m)

Refitted to comprise comprising stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing wooden work surfaces, tiled splash backs, built-in stainless steel double oven, four ring gas hob, extractor fan over, integrated fridge and freezer, consealed wall mounted gas boiler serving domestic hot water and central heating systems, plumbing for washing machine, tiled flooring, uPVC door and window to rear aspect, coving to ceiling, stairs rising to:

First Floor Landing

Loft access, coving to ceiling, doors through to:

Bedroom One

12' 9" x 9' 5" (3.89m x 2.87m)

Two uPVC windows to front aspect, radiator, coving to ceiling, storage cupboard.

Bedroom Two

12' 8" x 7' 4" (3.86m x 2.24m)

Two UPVC windows to rear aspect, radiator, dado rail, coving to ceiling.

Bathroom

Refitted to comprise low flush W.C., vanity hand wash basin with cupboard under, P shape bath with shower attachment over and tiled splash backs, uPVC windows to side aspect, chrome towel rail, shaver point, extractor, vinyl flooring.

Outside

Front - Lawned, extending to the side, driveway providing off-road parking for two/three cars.

Rear - Paved patio with wooden framed canopy with perspex roof, gated side pedestrian access, main lawn with borders, shrubs and bushes, shed with power, garden enclosed by wooden panelled fencing, garden enjoys a southerly aspect and backs onto Nene Valley providing access by foot to Stanwick Wildlife Park and Rushden Lakes Shopping Centre.

Material Information Property tenure is freehold.

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 (£1805.89) per annum. Charges for enter year).

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.

