



Total area: approx. 85.8 sq. metres (924.0 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.



**Scarborough Street, Irthlingborough, NN9 5TT**  
**Freehold Price 'Offers in excess of' £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





**Offered with no upward chain is this spacious and recently refurbished mature three bed roomed end terraced property situated in a no through road and in close proximity to Irthlingborough's shops and amenities. Further benefits include a south-facing private garden, refitted kitchen and bathroom in 2023, new roof and guttering in 2023, new boiler fitted 2023, new carpets and redecoration throughout, gas radiator central heating, uPVC double glazing and offers two double bedrooms. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, utility room, downstairs toilet, three bedrooms, bathroom, front and rear gardens.**

Enter via part glazed front door to:

#### **Entrance Hall**

Stairs rising to first floor landing, radiator, doors to:

#### **Lounge**

11' 9" x 11' 0" (3.58m x 3.35m)

Window to front aspect, fireplace, radiator, internet point.

#### **Dining Room**

12' 0" x 11' 1" (3.66m x 3.38m)

Window to rear aspect, fireplace, radiator with doors into:

#### **Kitchen**

12' 2" x 7' 7" (3.71m x 2.31m) (This measurement includes area occupied by kitchen units)

Comprises of base level units with a stainless steel sink drainer with cupboard under, in-built single oven with electric hob, a metal splash back with extractor, door to side aspect, two windows to side aspect, vinyl flooring, radiator with a door to under stairs cupboard, door into:

#### **Utility Room**

7' 8" x 4' 8" (2.34m x 1.42m)

Window to side aspect, small counter top with washing machine space under, fridge/freezer space, pedestal wash hand basin, radiator, tiled flooring, door to storage cupboard housing gas boiler serving domestic hot water and central heating systems, door into:

#### **Cloakroom.**

Low flush W.C., window to side aspect, tiled flooring.

#### **First Floor Landing**

Small storage cupboard, loft access, doors into:

#### **Bedroom One**

14' 4" x 11' 7" (4.37m x 3.53m)

Two windows to front aspect, built-in wardrobe, radiator.

#### **Bedroom Two**

12' 2" x 7' 7" (3.71m x 2.31m)

Window to rear aspect, radiator

#### **Bedroom Three**

8' 7" x 6' 2" (2.62m x 1.88m)

Window to rear aspect, radiator

#### **Bathroom**

8' 7" x 5' 5" (2.62m x 1.65m)

Comprises of a low flush W.C., vanity sink unit with cupboard under, tiled splash back, P shape bath with shower attachment, tiled walls, heated towel rail, extractor fan, vinyl flooring.

#### **Outside**

Front - Small slated front garden enclosed by a low brick wall.

Rear - South facing, mainly lawn with concrete courtyard, enclosed by wood panel fencing, mixture of low and high brick walls, gated side pedestrian access.

#### **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 2024/25).

#### **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](http://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.**

