



Total area: approx. 77.8 sq. metres (837.4 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.

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.

## Farndish Road Irchester NN29 7BD

### Freehold Price £240,000

**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 within walking distance to the local shops is this three bedroom semi detached which is offered in excellent condition with no chain. Benefits include replacement uPVC windows and doors in 2024, a refitted kitchen with built in appliances, gas radiator central heating, a refitted bathroom suite and off road parking leading to a single garage. Viewing is highly recommended. The accommodation briefly comprises entrance porch, entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom, gardens to front and rear and a garage.**

Enter via uPVC entrance door.

#### Entrance Porch

Tiled floor, uPVC door to.

#### Entrance Hall

Stairs to first floor landing, radiator, wooden floor, obscure glazed window to side aspect, built in cupboard, door to.

#### Lounge

10' 11" max x 13' 10" max (3.33m x 4.22m)

Window to front aspect, radiator, wooden floor, T.V point, through to.

#### Dining Room

8' 1" x 8' 10" (2.46m x 2.69m)

uPVC double doors to rear garden, radiator, laminate flooring, downlights to ceiling.

#### Kitchen

11' 1" x 8' 3" (3.38m x 2.51m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven and hob with extractor fan over, plumbing for dishwasher, plumbing for washing machine, freestanding fridge/freezer, tiled floor, window to rear aspect, uPVC door to side aspect.

#### First Floor Landing

Obscure glazed window to side aspect, radiator, cupboard housing gas fired boiler serving central heating and domestic hot water, access to loft space, doors to.

#### Bedroom One

12' 5" max x 9' 10" plus door recess (3.78m x 3m)

Window to front aspect, radiator, panelled wall.

#### Bedroom Two

10' 5" max x 10' 4" plus door recess (3.18m x 3.15m)

Window to rear aspect, radiator.

#### Bedroom Three

8' 0" max x 7' 5" wall to wall (2.44m x 2.26m)

Window to front aspect, radiator, built in wall to wall open wardrobes with cloaks hanging rail and shelving.

#### Bathroom

Comprising panelled bath with shower over, wash hand basin, low flush W.C., obscure glazed window to rear aspect, towel rail, tiling to walls.

#### Outside

Front - Stoned area, retaining wall.

Rear - Wooden decking area, artificial grass, water tap, pedestrian gated access, wooden shed with access to.

Garage - Access via East Street, up and over door, power and light connected.

#### 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 (£1,702 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](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.**

