



Total area: approx. 68.7 sq. metres (740.0 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.



**Fernmoor Drive Irthlingborough NN9 5TL**  
**Freehold Price £220,000**

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

**Irthlingborough Office**   
 28 High Street Irthlingborough  
 Northants NN9 5TN  
 01933 651010

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



**Offered to the market with no upward chain and situated in a cul de sac off Finedon Road is this very well proportioned modern two bedoomed mid terrace property featuring a low maintenance rear garden, two double bedrooms with built in wardrobes, gas radiator central heating, uPVC double glazing cloakroom and off road parking for one car. The property briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, two double bedrooms, shower room, front and rear gardens and off road parking for one car.**

Entry via part-glazed front door through to:

#### **Entrance Hall**

Stairs rising to first floor landing, radiator, door to,

#### **Cloakroom**

Comprising low flush W.C., wall mounted wash hand basin with tiled splash back, radiator, window to front aspect, extractor.

#### **Lounge**

17' 0" max x 11' 5" (5.18m x 3.48m)

Window to front aspect, radiator, telephone point, T.V. point, coving to ceiling, door to

#### **Kitchen/Dining Room**

14' 9" x 7' 7" (4.5m x 2.31m)

Comprising stainless steel single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, tiled splash backs, built in stainless steel oven, gas hob, extractor, plumbing for washing machine, fridge/freezer space, under stairs storage cupboard, window, door and side screen to rear aspect, strip light, radiator, vinyl flooring.

#### **First Floor Landing**

Loft access, storage cupboard housing wall mounted gas combination boiler serving domestic hot water and central heating systems, door to:

#### **Bedroom One**

15' 0" (to include built-in storage cupboards) x 10' 4" (4.57m x 3.15m)

Two windows to front aspect, two radiators, two built in wardrobes, telephone point, coving to ceiling.

#### **Bedroom Two**

14' 6" (to include built-in storage cupboards) x 7' 9" (4.42m x 2.36m)

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



#### **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.**

