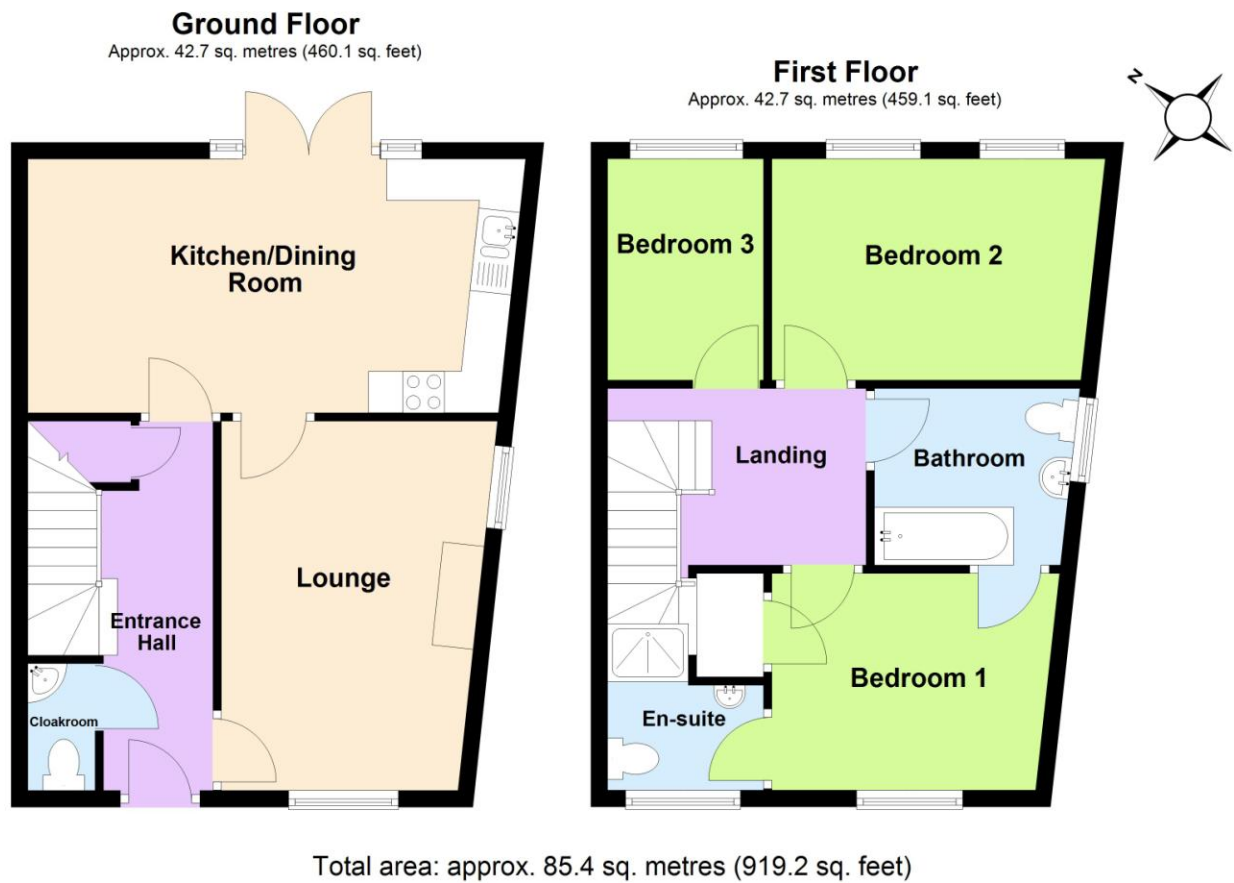


Church Street Irthlingborough

richard james

www.richardjames.net



Church Street Irthlingborough NN9 5FS Shared Ownership 50% Leasehold Price £140,000

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



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 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.

A modern and very well presented stone and brick three bedroomed end of terrace property offered to the market on a 50% shared ownership basis enjoying views of the historic St. Peters Church with shops and amenities close by. Benefits include uPVC double glazing, gas radiator central heating, spacious kitchen/dining room and offers low maintenance gardens and off road parking for two cars to the rear. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms with ensuite to master, bathroom, front and rear gardens and off road parking.

Enter via part-glazed front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, door to storage cupboard, tiled flooring, door to:

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, tiled flooring, radiator, extractor.

Lounge

15' 5" x 11' 2" narrowing to 9' 4" (4.7m x 3.4m)

Windows to front and side aspect, laminate flooring, radiator, in-built media wall with bio-ethanol heater, door to:

Kitchen/Dining

Area 19' 6" x 10' 0" narrowing to 18'8 (5.94m x 3.05m)

Fitted to comprise stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built in stainless steel oven, gas hob, extractor, concealed wall mounted gas boiler serving domestic hot water and central heating systems, plumbing for washing machine, fridge/freezer space, French doors with side screens to rear aspect, tiled flooring, radiator.

First Floor Landing

Loft access, radiator, doors to:

Bedroom One

11' 5" x 8' 8" narrowing to 10'6"(3.48m x 2.64m)

Window to front aspect, radiator, door to storage cupboard, door to:

Ensuite Shower Room

Comprising low flush W.C, pedestal hand wash basin, shower cubicle with electric shower and tiled walls, heated towel rail, extractor, laminate flooring, window to front aspect.

Bedroom Two

13' 3" x 8' 10" narrowing to 12'3 (4.04m x 2.69m)

Two windows to rear aspect, radiator.

Bedroom Three

8' 8" x 6' 2" (2.64m x 1.88m)

Window to rear aspect, radiator, laminate flooring.

Bathroom

2' 2" x 7' 0" (0.66m x 2.13m)

Fitted to comprise low flush W.C, pedestal hand wash basin, tiled splash backs, panelled bath with shower attachment, extractor, heated towel rail. tiled flooring, window to side aspect.

Outside

Front - Laid with stones, enclosed by stone walling and hedge

Rear - Gated rear pedestrian access, paved patio, lawn with shed enclosed by picket fence, enclosed by wooden panelled fencing, off road parking for two cars to the rear.

Material Information

The tenure of this property is leasehold and there is approx 119 years left on the lease.

This is a 50% shared ownership property, annual charge for rent is £348.30 per month, the maintenance charge is included in with the rent.

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,893 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.

