



Total area: approx. 805.9 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.



Gulliver Road, Irthlingborough NN9 5GR
Freehold Price £235,000

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.

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27 Sheep Street Wellingborough
Northants NN8 1BS
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Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Offered with no upward chain, constructed by Bloor Homes and situated off Finedon Road is this modern three bedroomed end of terraced property featuring a 52ft rear garden and allocated off road parking for two cars. Further benefits include a fitted kitchen with a selection of integrated appliances, uPVC double glazing, gas radiator central heating and solar water heating. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, utility area, cloakroom, three bedrooms with en suite shower room to master, bathroom, front and rear gardens and allocated off road parking. Please note there is an annual maintenance charge of approx. £199.

Entry via front door through to:

Entrance Hall

Stairs rising to first floor landing, radiator, laminate flooring, door through to:

Lounge

14' 7" max x 12' 1" (4.44m x 3.68m)

Window to front aspect, radiator, laminate flooring, under stairs storage cupboard, TV point, telephone point, door through to:

Kitchen/Dining Room

11' 7" x 11' 7" (3.53m x 3.53m)

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, panelled splash backs, built-in appliances comprising stainless steel oven, built-in ceramic hob, extractor over, dishwasher, fridge/freezer, radiator, laminate flooring, French door with side screens to rear aspect, spotlights to ceiling, through to:

Utility Area

Comprising work surface with cupboard under, concealed wall mounted gas boiler serving domestic hot water and central heating systems, plumbing for washing machine, laminate flooring, door through to:

Cloakroom

Comprising low flush W.C., wall mounted hand wash basin with tiled splash back.

First Floor Landing

Loft access, storage cupboard, further cupboard housing water cylinder, doors to:

Bedroom One

11' 0" max x 8' 7" (3.35m x 2.62m)

Window to rear aspect, radiator, fitted wardrobe with floor to ceiling mirror sliding doors, door through to:



Ensuite Shower Room

Comprising low flush W.C., wall mounted hand wash basin, tiled splash backs, double shower cubicle with chrome shower, heated towel rail, spotlights to ceiling, shaver point, vinyl flooring.

Bedroom Two

10' 9" x 8' 7" (3.28m x 2.62m)

Window to front aspect, radiator.

Bedroom Three

7' 6" x 6' 3" (2.29m x 1.91m)

Window to rear aspect, radiator.

Bathroom

Three piece suite comprising low flush W.C., wall mounted hand wash basin, panelled bath with shower attachment, tiled splash backs, heated towel rail, shaver point, window to front aspect, spotlights and extractor to ceiling, vinyl flooring.

Outside

Front - Gravelled, shared vehicular access through to allocated off road parking for 2 cars

Rear - Comprising paved patio, water tap, main lawn which is need of some cultivation, steps up to wooden deck with balustrade, various miniature conifer, raised border with bushes, gated side pedestrian access to off-road parking, garden is enclosed by wooden panelled fencing and measures approx. 53ft in length.

Material Information

The tenure of this property is freehold. There is an annual maintenance charge of approx £199

Energy Performance Rating

This property has an energy rating of C. 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 2025/2026).



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.

