



Total area: approx. 89.2 sq. metres (960.0 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.

## Alexander Road Irthlingborough NN9 5UY

### Freehold Price 'Offers in excess of' £250,000

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 established and well proportioned three bed roomed end of terraced property situated on the northern outskirts of Irthlingborough. The property has been recently very tastefully refurbished and redecorated to a high standard with benefits include gas radiator central heating, brand new replacement uPVC double glazing, brand new kitchen with integrated appliances, brand new bathroom, replacement oak style internal doors, communal parking bays and a 52ft rear garden. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, utility room, downstairs W.C., three bedrooms, bathroom, front and rear gardens.**

Entry via part-glazed front door through to:

#### **Entrance Hall**

Stairs rising to first floor landing with Oak style balustrade, radiator, laminate flooring, part-glazed door to side aspect, under stairs storage cupboard, spotlights to ceiling, door to:

#### **Lounge**

15' 9" x 10' 1" (4.8m x 3.07m)

Bay window to front aspect, radiator, laminate flooring, spotlights to ceiling, glazed double doors through to:

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

19' 2" x 7' 9" (5.84m x 2.36m) (This measurement includes area occupied by the kitchen units)

Brand new fitted kitchen comprising inset double sink unit with cupboard under, a range of eye and base level units providing work surfaces, integrated double oven, microwave, fridge/freezer, four ring ceramic hob, extractor over, concealed bin storage, dishwasher, pan drawers, window and French door to rear aspect, laminate flooring, spotlights to ceiling.

#### **Utility Room**

7' 9" x 4' 4" (2.36m x 1.32m)

Window to side aspect, laminate flooring, wall mounted gas boiler serving domestic hot water and central heating systems, spotlights to ceiling, door to:

#### **Cloakroom**

Brand new two piece suite comprising low flush W.C., wall mounted corner wash hand basin, window to rear aspect, laminate flooring.

#### **First Floor Landing**

Window to side aspect, spotlights to ceiling, loft access, doors to:

#### **Bedroom One**

13' 7" x 9' 4" (4.14m x 2.84m)

Window to rear aspect, radiator, spotlights to ceiling, door to:

#### **Ensuite Shower Room**

Brand new three piece suite comprising low flush W.C., pedestal hand wash basin, shower cubicle with chrome shower, tiled splash backs, extractor, window to rear aspect, tiled floor, spotlights to ceiling, shaver point.

#### **Bedroom Two**

13' 7" x 10' 0" (4.14m x 3.05m)

Box bay window to front aspect, radiator, spotlights to ceiling.

#### **Bedroom Three**

8' 5" max x 9' 9" max (2.57m x 2.97m)

Window to front aspect, radiator, spotlights to ceiling.

#### **Bathroom**

Brand new three piece suite comprising low flush W.C., pedestal hand wash basin with tiled splash back, panelled bath with tiled splash back with chrome shower over, spotlights to ceiling, window to side aspect, chrome towel rail, tiled flooring, shaver point.

#### **Outside**

Front - Garden is mainly gravelled enclosed by privet hedge and low wooden panelled fencing.

Rear - Garden is mainly lawned with central pathway, gated side pedestrian access, outside water tap, garden is enclosed by wooden panelled fencing and brick walling and measures approx 87ft in length.

#### **Material Information**

The tenure of this property is freehold.

#### **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](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.**

