



Total area: approx. 128.8 sq. metres (1386.4 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.



Presland Way Irthlingborough NN9 5UL
Freehold Price 'Offers in excess of' £290,000

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



Situated off Wellingborough Road is this very well presented David Wilson built four/five bedoommed three storey townhouse benefiting from uPVC double glazing, gas radiator central heating, beautiful refitted kitchen with built in appliances, built in wardrobes to two bedrooms and offers allocated off road parking to the rear for one car and a single garage. The accommodation briefly comprises ground floor - entrance hall, bedroom two with en suite shower room, bedroom four/garden room, utility room, first floor - open plan lounge/dining room/kitchen, second floor - three further bedrooms with en suite shower room to master, family bathroom, gardens to front and rear, allocated parking and a garage.

Enter via front door to:

Entrance Hall

Two radiators, built in double cloaks cupboard, stairs rising to first floor landing, laminate flooring, under stairs storage cupboard, doors to:

Bedroom Two

11' 10" x 9' 3" (3.61m x 2.82m)

Window to front aspect, radiator, built in double wardrobe, door to:

Ensuite Shower Room

Comprising low flush W.C., pedestal wash hand basin, double shower cubicle, radiator, tiled splash backs, shaver point, extractor.

BEDROOM FOUR/GARDEN ROOM

11' 0" x 9' 1" (3.35m x 2.77m)

French door to rear aspect, radiator, telephone point, T.V. point.

Utility Room

7' 6" x 6' 4" (2.29m x 1.93m)

Comprising a range of base and eye level units providing work surfaces, tiled splash backs, plumbing for washing machine, space for tumble dryer, radiator, part glazed door to rear aspect, wall mounted combination boiler serving domestic hot water and central heating systems, extractor.

First Floor Landing

Radiator, stairs rising to second floor landing, doors to:

Open Plan Lounge/Diner/Kitchen

Lounge Area

16' 1" x 11' 3" (4.9m x 3.43m)

Window to front aspect, French door to front aspect with Juliet balcony, radiator, to:



by wooden panelled fencing, wooden shed, gated pedestrian access to:

Single Garage - Up and over door, allocated off road parking for one car. Please note that the garage is leasehold and measures approx 18' 4" x 9' 6".

Material Information

The tenure of this property is freehold, but please note the garage is leasehold and has 974 years left on the lease. There is a £1 year peppercorn charge per year.

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 D (£2,434 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.

