



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.

Allen Road Irthlingborough NN9 5QX
Freehold 'Guide Price' £175,500

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
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01933 224400

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Rushden Office ☐
74 High Street Rushden
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TO BE SOLD VIA AUCTION - CASH BUYERS ONLY - A mature bay fronted three bed roomed end of terraced property with features to include a carport providing off road parking, generous sized rear garden measuring approx. 90ft in length enjoying a southerly aspect and backs onto a recreational ground. Further benefits include gas radiator central heating, uPVC double glazing, refitted shower room and offers a 24ft lounge/dining room, three good sized bedrooms and no upward chain. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, three bedrooms, shower room, front and rear gardens and a carport.

Entry via part-glazed UPVC door through to:

Entrance Hall

Stairs rising to first floor landing, radiator, plumbing for washing machine under stairwell, storage cupboard with window to front aspect, tiled floor, multi paned doors through to:

Lounge/Dining Room

24' 8" max into bay x 13' 3" narrowing to 12' 0" (7.52m x 4.04m)

Lounge Area - Bay window to front aspect, radiator, coving to ceiling, through to:

Dining Area - Sliding patio door to rear aspect, solid fuel fireplace with tiled surround and raised hearth, radiator, coving to ceiling, display niche to chimney breast recess.

Kitchen

8' 8" x 7' 4" (2.64m x 2.24m)

Fitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces with tiled splash backs, window and part-glazed door to side aspect, integrated fridge, gas cooker space, tiled floor, coving to ceiling.

First Floor Landing

Window to side aspect, loft access, doors to:

Bedroom One

12' 4" x 10' 0" (3.76m x 3.05m)

Window to front aspect, radiator, built-in cupboard.

Bedroom Two

13' 3" max x 10' 0" (4.04m x 3.05m)

Window to rear aspect, radiator, wall mounted gas boiler serving domestic hot water and central heating systems, fitted double cupboard, coving to ceiling.

Bedroom Three

9' 4" x 9' 5" max (2.84m x 2.87m)

Window to front aspect, radiator.

Shower Room

Refitted to comprise low flush W.C, pedestal hand wash basin, corner shower cubicle with tiled splash backs, vinyl flooring, radiator, window to rear aspect, wall mounted extractor.

Outside

Front - Garden is gravelled, enclosed by low brick walling, double metal gates to crazy paved driveway and car port of wooden construction measuring 21ft 2 x 7ft 3 with door and window to rear aspect, water tap and light.

Rear - Two tier crazy paved patio, outside W,C, raised beds stocked with bushes, steps down to main lawn, borders stocked with a variety of bushes, mature tree, carp pond, wooden and glass greenhouse, wooden workshop, dog kennel, further pond, garden is enclosed by mainly wooden panelled fencing and measures in excess of 90ft in length enjoying a south easterly aspect.

Material Information

The tenure of this property is freehold.

Energy Performance Rating

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

Council Tax

We understand the council tax is band A (£1,622 per annum. Charges for enter 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.

