



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.



Middle Grass Irthlingborough NN9 5TW  
Freehold Price 'Offers in excess of' £210,000

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.

**Situated in a cul de sac and situated within a popular estate off Finedon Road is this Barratt built two bed roomed semi detached property featuring a recently refitted bathroom, replacement uPVC double glazing, gas radiator central heating, built in kitchen appliances and offers a 55ft rear garden and off road parking for two cars. The accommodation briefly comprises porch area, lounge, kitchen/dining room, two bedrooms, bathroom, front and rear gardens and a driveway.**

Enter via part glazed uPVC front door through to:

#### **Porch**

Window to side aspect through to:

#### **Lounge**

13' 9" x 13' 3" narrowing to 11' 11" (4.19m x 4.04m)

Window to front aspect, electric fire and feature surround, T.V. point, radiator, dado rail, under stairs storage cupboard, door through to:

#### **Kitchen**

13' 8" x 8' 0" (4.17m x 2.44m)

Fitted to comprise single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, tiled splash backs, stainless steel built in oven, four ring gas hob, extractor fan over, wall mounted gas boiler serving domestic hot water and central heating systems, space for fridge/freezer, plumbing for washing machine, radiator, window and French door to rear aspect, radiator, further space for dishwasher/tumble dryer.

#### **First Floor Landing**

Window to side aspect, dado rail, loft access, doors to:

#### **Bedroom One**

11' 5" x 10' 5" (3.48m x 3.18m)

Window to front aspect, radiator, cupboard housing water cylinder and fitted shelving.

#### **Bedroom Two**

10' 0" x 8' 0" (3.05m x 2.44m)

Window to rear aspect, radiator.

#### **Bathroom**

Refitted to comprise low flush W.C., vanity sink with cupboard under, bath with shower over, tiled splash backs, window to rear aspect, wall mounted extractor, chrome towel rail, vinyl flooring.

#### **Outside**

Front - Main lawn, border stocked with flowers and bushes, driveway providing off road parking for two cars.

Rear - Paved patio, outside tap, main lawn, gated rear pedestrian access, border stocked with variety of bushes and shrubs, natural pond, enclosed by wooden panelled fencing.

#### **Material Information**

The tenure of this property is freehold.

#### **Energy Performance Rating**

This property has an energy rating of . 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](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.**

