



81 Saxon Rise, Irchester, Northamptonshire, NN29 7AU

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Offers in excess of £249,500 Freehold



We are delighted to offer for sale this lovely end of terrace property situated in a village location on a large corner plot, with the scope to extend to the side, if so required, and subject to any relevant permissions. The property boasts a 2022 fitted 'Howdens' kitchen, a modern boiler, fitted in 2022, replacement PVC double glazed windows and external doors, again, installed during 2022. Further benefits include three bedrooms, a family bathroom and a good size living room. Externally, you will find a large, well maintained rear garden with a terrace/patio area to the side, providing a lovely sitting out area, a single garage, driveway and further parking to the fore of the property. Wellingborough Station is also a short drive, ideal for commuting. An immediate viewing is essential to avoid disappointment.

- **Village Location**
- **Wellingborough Station A Short Drive Away**
- **Ideal First Time Purchase, Buy to Let Investment or Family Home**
- **Three Bedrooms**
- **Bathroom / WC**
- **Boiler Installed 2022**
- **'Howdens' Kitchen Fitted 2022**
- **Good Size Rear Garden - Corner Plot**
- **Single Garage & Off Road Parking**
- **Energy Efficiency Rating - C72**



Location

Saxon Rise can be found off Arkwright Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - C72

Certificate number - 0180-2209-6183-2107-9275

Accommodation

Ground Floor

Hall

Living Room 16'6" x 13'1" (5.04m x 3.98m)

Maximum measurement, including under stairs cupboard.

Kitchen 9'11" x 13'1" (3.03m x 3.98m)

Maximum measurement.

A 'Howdens' kitchen, installed in November 2022. Fitted appliances to include: Electric oven. Microwave. Ceramic hob. Dishwasher. Fridge. Freezer. Extractor hood. Space and plumbing for washing machine.

First Floor

Landing

Access to insulated loft space.

Bedroom 1 8'11" x 11'1" (2.72m x 3.37m)

Plus built in wardrobes.

Bedroom 2 11'0" x 6'8" (3.36m x 2.03m)

Maximum measurement, including airing cupboard with radiator.

Bedroom 3 7'10" x 6'1" (2.40m x 1.86m)

Bathroom / WC

Outside

Front

Corner plot. Front driveway. Area of front garden with scope for further parking possible, with a wide dropped kerb in place already.

Side gated access to rear garden.

Rear Garden

Fully enclosed by way of quality replacement fencing. Large patio/terrace area and main lawn area.

Single Garage 17'9" x 7'11" (5.42m x 2.42m)

Maximum measurement. Up and over door to front. Side door into/from rear garden. Power and light connected.

N.B

The house and garage are both alarmed.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

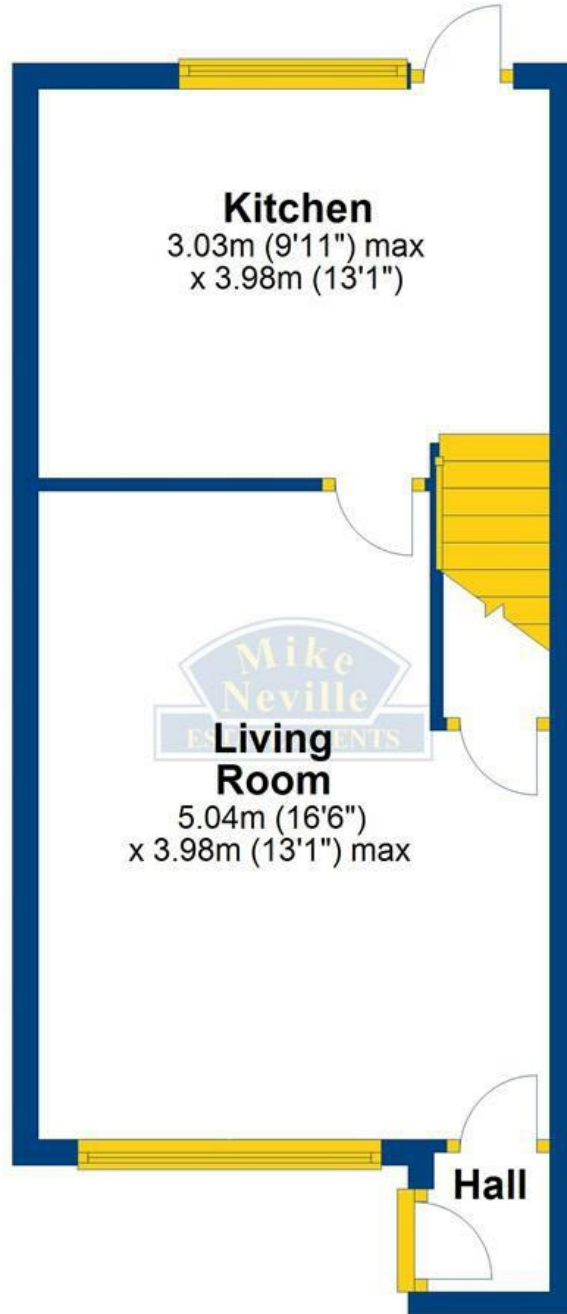
Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.



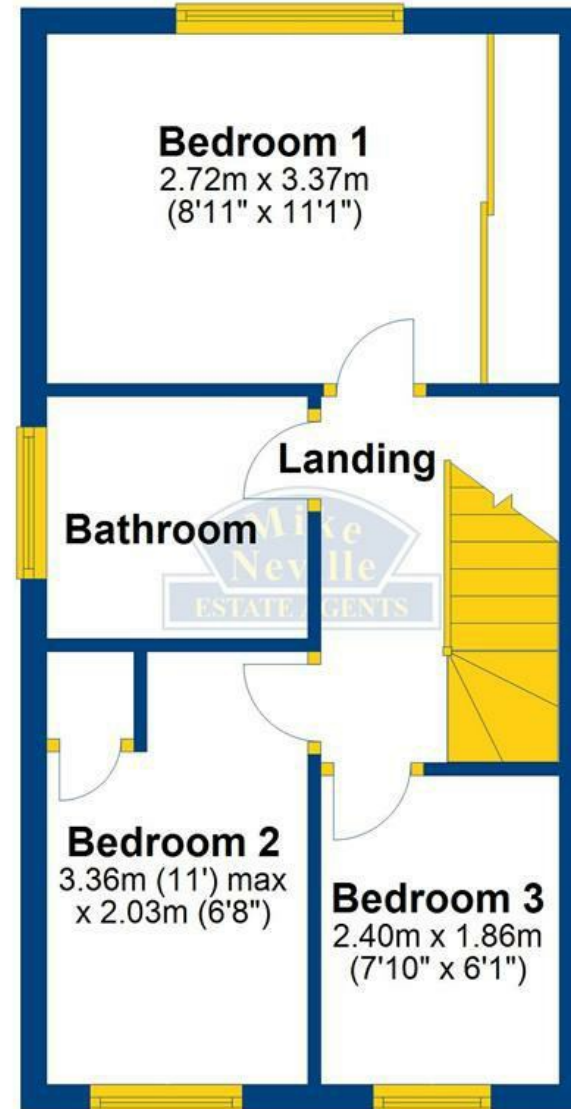
Ground Floor

Approx. 33.5 sq. metres (360.9 sq. feet)



First Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



Total area: approx. 66.1 sq. metres (711.2 sq. feet)











**Mike
Neville**
ESTATE AGENTS

**81 Saxon Rise
Irchester
Northamptonshire
NN29 7AU**
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Neville House, 67 Wellingborough Road, Rushden, Northamptonshire, NN10 9YG
T: 01933 316316 | E: sales@mike-neville.co.uk | www.mike-neville.co.uk



RUSHDEN
01933 316316

BEDFORD
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