



**7 High Street, Irchester  
Northamptonshire NN29 7AA  
Offers in the region of £235,000 Freehold**

Nestled in a slightly elevated position fronting on to the charming High Street of Irchester, this rarely available mature end of terrace house is offered to the open market for sale with no onward chain. Boasting two reception rooms/areas, two double bedrooms, a four-piece bathroom and a very useful utility room and store/workshop, this property provides a mixture of space, character and warmth. Convenience is key with free parking facilities available at the rear and the High Street shops and amenities right on your doorstep. The lack of an onward chain means you can make this house your home without any delays, making the process as smooth and stress-free as is possible.

- Rarely Available End of Terrace Village Home
- Well Kept Accommodation
- Two Double Bedrooms
- Energy Efficiency Rating - D60
- No Onward Chain - Viewing Advised
- Utility Room and Store / Workshop
- Two Reception Rooms / Areas
- Spacious Rooms Throughout
- Free Parking Facilities Available to the Rear
- Enclosed Front and Rear Gardens





### Location

Situated on the High Street, virtually opposite New Street. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

A

### Energy Rating

Energy Efficiency Rating - D60

Certificate number - 2618-1124-0002-0201-3202

### Accommodation

#### Ground Floor

##### Hall

##### Lounge 11'11" x 13'1" (3.62m x 3.99m)

Electric fire on fireplace.

##### Dining Room 8'10" x 7'11" (2.69m x 2.41m)

##### Kitchen 8'10" x 11'5" (2.69m x 3.49m)

Minimum measurement, plus pantry. Gas cooker point. Space for fridge.

##### Utility Room 10'0" x 4'3" (3.06m x 1.30m)

Minimum measurement, plus large angled wall area. Space and plumbing for appliances.

##### Store / Workshop 10'11" x 4'4" (3.32m x 1.31m)

Minimum measurement, plus large angled wall area. A very useful storage / workshop area.

#### First Floor

##### Landing

Loft access.

##### Bedroom 1 11'11" x 13'1" (3.62m x 3.99m)

##### Bedroom 2 8'11" x 13'1" (2.73m x 3.99m)

Maximum measurement, including airing cupboard. Ideal logic gas fired boiler, having been regularly serviced.

##### Bath / Shower Room / WC

#### Outside

### Front

A good size area of paved front garden. Enclosed. Side gated access leading up from the High Street, in front of the neighbouring property.

### Rear Garden

Fully enclosed with rear gated access. Again, being paved. Covered terrace area.

### Free Parking Facilities Available to the Rear

To the rear of the property, and the neighbouring properties. Situated off the bottom end of Wollaston Road, then School Road and then Chapel Hill.

### 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](http://www.mike-neville.co.uk/privacy)

### Money Laundering Regulations 2017

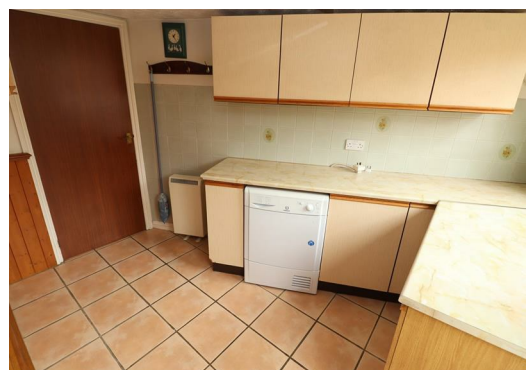
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

### Floorplans

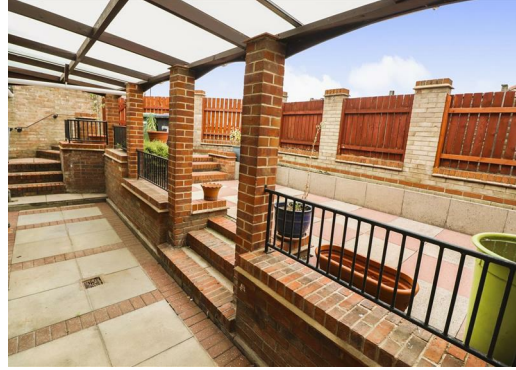
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

### 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.





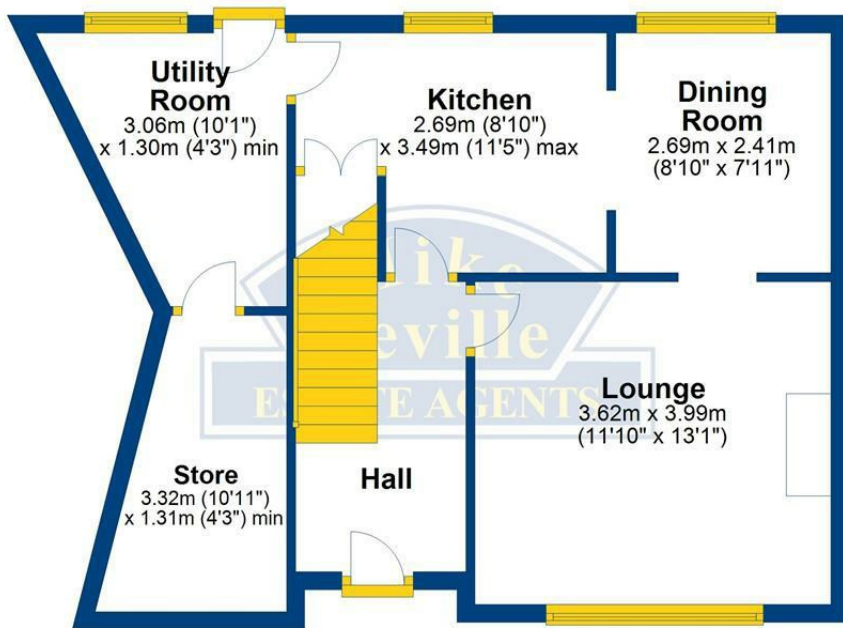






### Ground Floor

Approx. 50.4 sq. metres (543.0 sq. feet)



### First Floor

Approx. 38.7 sq. metres (416.3 sq. feet)



Total area: approx. 89.1 sq. metres (959.3 sq. feet)



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