



**9 Ash Close, Irchester
Northamptonshire NN29 7BP
£279,950 Freehold**

Situated in the sought after village of Irchester is this popular style Underwood semi, with beautiful countryside walks just a 'stones throw' away. Benefitting from a good size kitchen/dining room and separate lounge, three bedrooms and a family bathroom. With all local amenities within walking distance and Wellingborough Station being a short drive, providing a quick and easy commute to London. An ideal first time purchase, as a family home or indeed buy to let investment. Offered to the market with no onward chain, an early viewing is essential to avoid disappointment.

- No Onward Chain
- Sought After Residential Area
- Three Bedrooms
- Modern Kitchen / Dining Room
- Off Road Parking
- Village Location
- All Local Amenities within Walking Distance
- Family Bathroom
- Good Size Rear Garden
- Energy Efficiency Rating - C71



Location

Ash Close can be found off Woodlands Road and links through to Poplar Place. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - C71

Certificate number - 8820-7228-1600-9450-6292

Accommodation

Ground Floor

Hall

Lounge 13'11" x 12'6" (4.24m x 3.81m)

Maximum measurement. Under stairs cupboard.

Kitchen / Dining Room 8'8" x 15'10" (2.65m x 4.83m)

Fitted electric oven. Ceramic hob. Extractor hood. Space and plumbing for washing machine. Modern (2022 installed) gas fired Ideal boiler, annually serviced.

First Floor

Landing

Loft access to insulated loft space, with some boarding.

Bedroom 1 13'1" x 8'9" (3.98m x 2.67m)

Minimum measurement, plus door recess.

Bedroom 2 9'11" x 9'0" (3.03m x 2.75m)

Minimum measurement, plus door recess.

Bedroom 3 9'9" x 6'10" (2.97m x 2.09m)

Maximum measurement.

Bathroom / WC

Outside

Front

Front forecourt and driveway, providing off-road parking. Gates to rear garden.

Rear Garden

A good size rear garden being fully enclosed.

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

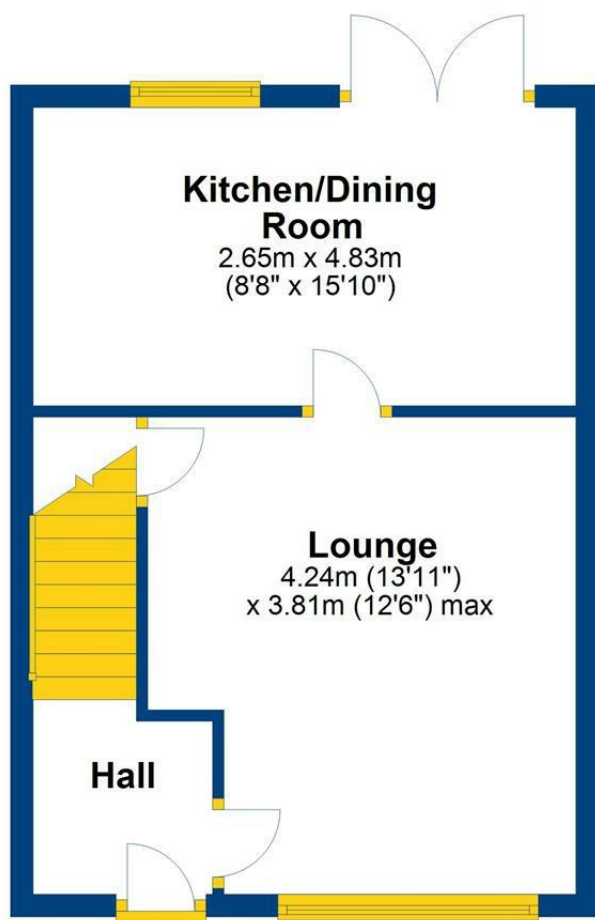
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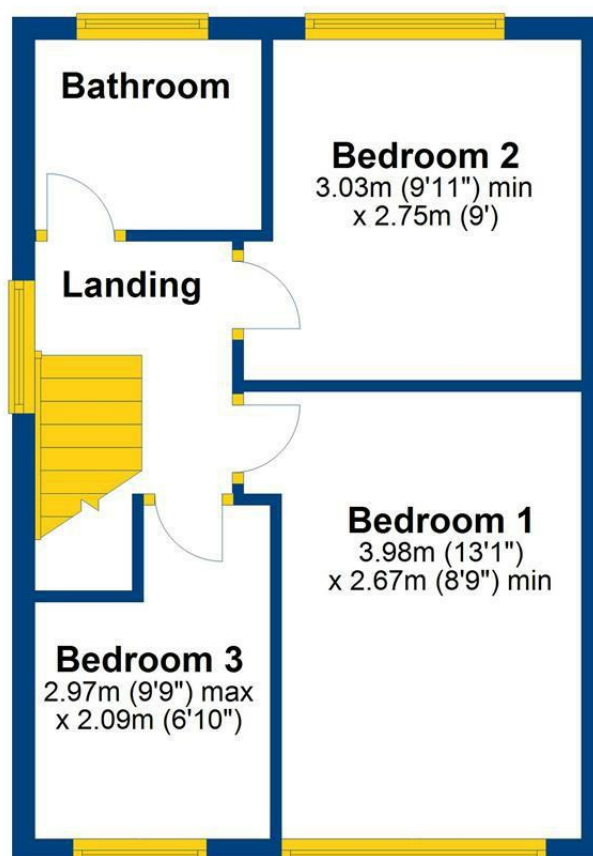
Ground Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.8 sq. feet)



Total area: approx. 68.3 sq. metres (735.1 sq. feet)