



**152 Arkwright Road, Irchester  
NN29 7HG  
£190,000 Freehold**

Offered with no upward chain is this ideal first time purchase or buy to let investment. The property is currently tenanted at £775PCM, with the tenants wishing to stay (but will be given notice and vacate should the new owner wish to live here). The property does require modernisation throughout, but does feature a modern boiler and shower room. Externally there is driveway parking to the front, and a small rear garden and garage to the rear.

- No upward chain
- Ideal buy to let purchase
- Lounge and kitchen to ground floor
- Off Road Parking
- Established rear garden
- Ideal first time purchase
- Current tenant paying £775PCM
- Two bedrooms and shower room to first floor
- Single garage
- Energy Efficiency Rating - D68

#### Location

Arkwright Road is situated off of Station Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

#### Council Tax Band

B

#### Energy Rating

Energy Efficiency Rating - D68

Certificate number - 0320-0199-0183-7003-1233

#### Current Tenant

The property is currently tenanted on a rolling monthly contract, with the tenants paying £775PCM, and have a desire to stay. But notice would also be served in due course should a buyer be found that wishes to live in the property.

#### Accommodation

##### Ground Floor

##### Hall

##### Living Room 16'7" x 11'11" (5.06m x 3.64m)

Maximum measurement including under stairs cupboard.

##### Kitchen 9'11" x 11'11" (3.02m x 3.64m)

Basic kitchen with a range of base and wall units. Wall mounted gas fired boiler.

##### First Floor

##### Landing

Loft access.

##### Bedroom 1 11'9" x 11'11" (3.57m x 3.64m)

Maximum measurement.

##### Bedroom 2 7'10" x 11'11" (2.39m x 3.64m)

##### Shower Room

Corner shower cubicle, low flush wc and pedestal wash hand basin with half tiled surrounds.

#### Outside

##### Front

Gravel and hard standing frontage

##### Driveway Parking

For one to two vehicles.

##### Rear Garden

Small rear garden with a gravel and lawn area, leading up to the garage.

##### Garage 16'1" x 8'4" (4.91m x 2.56m)

Maximum measurement. Accessed via the rear of the property.

#### 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)

#### 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.

#### 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.

#### 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).



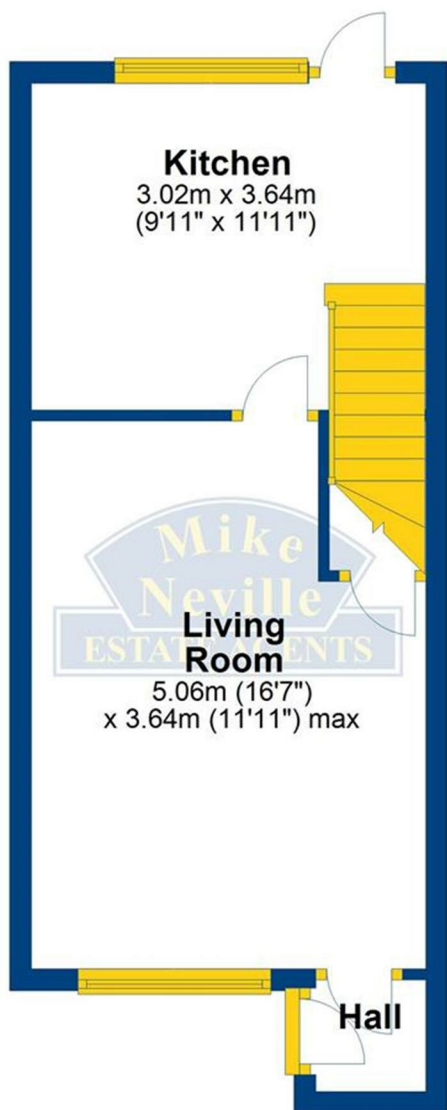






## Ground Floor

Approx. 30.9 sq. metres (332.6 sq. feet)



## First Floor

Approx. 29.5 sq. metres (318.0 sq. feet)



Total area: approx. 60.4 sq. metres (650.6 sq. feet)