



**2 Palmer Avenue, Irthlingborough  
Northamptonshire NN9 5XB  
Price £240,000 Freehold**

We welcome to market this semi-detached house on Palmer Avenue which presents an excellent opportunity for those seeking a spacious and well-located family home. With its generous living areas, ample parking, and generously sized bedrooms, it is a property that must be viewed to be fully appreciated. Do not miss the chance to make this lovely property your own.

- Quiet Location
- Modernised Throughout
- Feature Fireplace
- Energy Efficiency Rating - C69
- Open Plan Kitchen/Dining/Living Area
- Good Sized Rear Garden
- Ideal Family Home
- Three Bedrooms
- Large Driveway
- Easy Access to A6 & A45





## Location

Palmer Avenue is situated just off Addington Road on the outskirts of Irthlingborough. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

B

## Energy Rating

Energy Efficiency Rating - C

Certificate number - 0330-2372-7510-2825-5425

## Accommodation

### Ground Floor

#### Hall

#### Living Room 12'7" x 9'8" (3.86m x 2.95m)

Feature Fireplace

#### Dining Area 12'9" x 12'8" (3.88m x 3.86m)

#### Kitchen 12'9" x 6'5" (3.88m x 1.95m)

Central island unit.

Space and plumbing for Dishwasher

Space for range style cooker.

Belfast sink

Solid oak worktops

#### Utility Room 11'4" x 6'7" (3.46m x 2.01m)

Space and plumbing for washing machine & tumble dryer.

### First Floor

#### Landing

Airing cupboard housing gas fired boiler. Loft access.

#### Bedroom 1 11'5" x 10'8" (3.49m x 3.25m)

Minimum measurement plus door recess & built in wardrobes.

#### Bedroom 2 8'8" x 11'2" (2.63m x 3.41m)

Minimum measurement plus door recess. Built in storage cupboard

#### Bedroom 3 7'11" x 8'10" (2.41m x 2.69m)

#### Bathroom

Modern white suite comprising roll top bath, bespoke vanity wash hand basin, and a low flush wc. Finished with a heated towel rail, tiled flooring and part tiled surrounds around the bath.

## Outside

### Front

#### Driveway

Of a good size with a mix gravel and block paving with space for roughly four vehicles. Leading to garage.

## Rear Garden

Large rear garden, mainly laid to lawn, with an initial gravel and hardstanding area across 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).

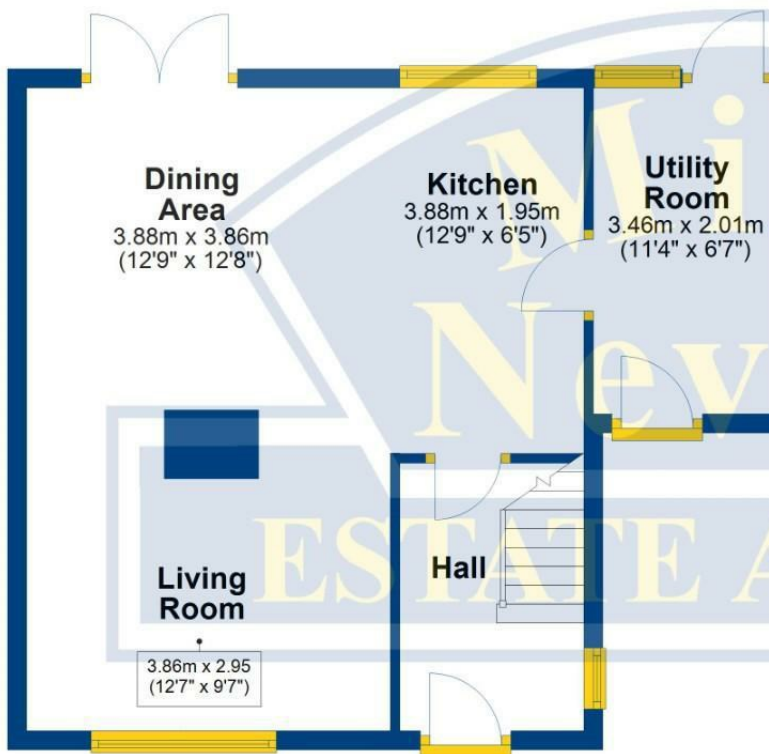






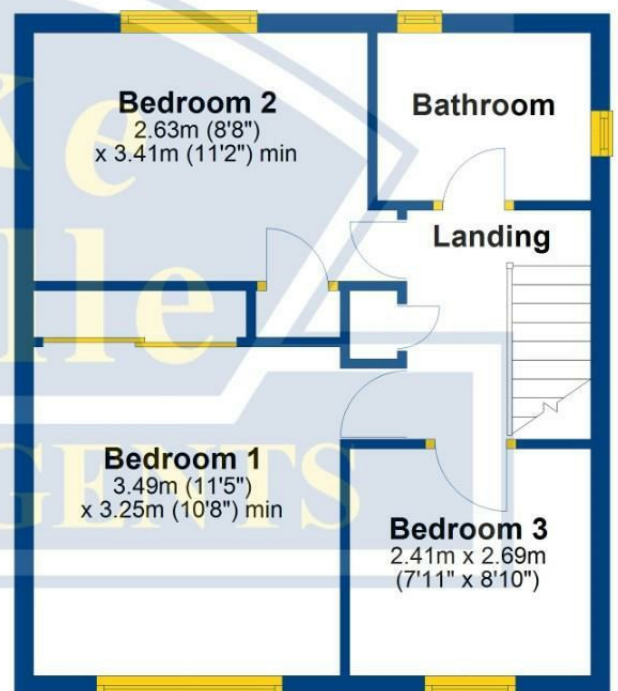
## Ground Floor

Approx. 47.6 sq. metres (511.9 sq. feet)



## First Floor

Approx. 39.8 sq. metres (428.2 sq. feet)



Total area: approx. 87.3 sq. metres (940.2 sq. feet)