



**17 Norman Way, Irchester  
Northamptonshire NN29 7AT  
Offers Over £190,000 Freehold**

A well presented, two bedroom end of terrace house offered to the market with no onward chain. The property is an ideal First Time Purchase or Investment Purchase. The property comprises entrance hall, spacious lounge and a modern kitchen. To the first floor are two double bedrooms and a family bathroom. Outside to the rear of the property offers an enclosed rear garden with access to the rear of the property and driveway to the front.

\*TENURE - FREEHOLD

\*COUNCIL TAX BAND - A

- NO CHAIN
- Spacious Lounge
- Two Double Bedrooms
- Energy Efficient Rating - D
- End Of Terrace
- Modern Kitchen
- Enclosed Rear Garden
- Entrance Porch
- Modern Bathroom
- Driveway





### **Council Tax Band**

CTB - Band A

### **Energy Rating**

Energy Efficiency Rating - D64

Certificate number - 9921-1203-7200-0420-1100

### **Accommodation (Paragraph)**

#### **Ground Floor (Paragraph)**

##### **Hall**

**Living Room 16'6" x 11'11" (5.05m x 3.64m)**

**Kitchen 9'10" x 11'11" (3.01m x 3.64m)**

#### **First Floor (Paragraph)**

##### **Landing**

**Bedroom 1 11'5" x 11'11" (3.50m x 3.64m)**

**Bedroom 2 7'11" x 8'9" (2.42m x 2.69m )**

##### **Bathroom**

#### **Outside (Paragraph)**

#### **Front (Paragraph)**

#### **Driveway (Paragraph)**

#### **Rear Garden (Paragraph)**

### **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. 30.7 sq. metres (330.6 sq. feet)



## First Floor

Approx. 29.6 sq. metres (319.1 sq. feet)



Total area: approx. 60.4 sq. metres (649.7 sq. feet)