



5 Parsons Road | Irchester | NN29 7EA



Matthew
Nicholas



Guide Price £250,000

A versatile three bedroom dorma-bungalow by Alfred Underwood requiring upgrading situated on this sought after residential road. The property boasts a gas fired radiator heating system, PVCu sealed unit double glazing and a delightful garden with garage and driveway. The accommodation comprises of an entrance hall, sitting room, kitchen/breakfast room, two double bedrooms and a refitted shower room. There is also an additional first floor bedroom. Offered with no onward chain.

- Semi-detached three bedroom bungalow
- PVCu double glazing
- Driveway and space (subject to consents) for garage
- In need for refurbishment/upgrading
- Gas fired radiator heating system
- Attractive residential road towards edge of village

Glazed door leading from the side into the entrance porch, with further glazed door to the

Entrance Hall

Radiator, loft access hatch, doors to all principal rooms.

Sitting Room

11'5" x 12'5" (3.49 x 3.80)

Sliding patio doors to the rear, gas fire, open tread staircase to the first floor bedroom.

Kitchen

9'5" x 9'3" (2.89 x 2.82)

Fitted with a range of base level units with worksurfaces over, stainless steel sink unit, space for electric cooker, tiled splash areas, Terrazzo tiled floor, window to rear and part glazed door to side.

Bedroom One

11'5" x 9'10" (3.50 x 3.02)

Bay window to front, radiator.

Bedroom Two

10'7" x 9'9" (3.23 x 2.98)

Window to front, radiator.

Bathroom

5'5" x 7'6" (1.67 x 2.31)

Fitted with a three piece suite including low level WC, wash hand basin and tiled corner shower cubicle with glazed door. Tiled splash areas, towel radiator, shelved cupboard, window to side.

Bedroom Three

11'6" x 8'1" (3.53 x 2.47)

Dorma window to rear, into eaves access.

Outside

The property stands behind a lawned open plan frontage with single width driveway for one/two cars. Access may be gained via timber gates to a covered area, which in turn leads to the rear garden.

Rear Garden

Laid to a combination of lawn and planted beds. Concrete hardstanding leading to the (unused) garage/store. The whole is enclosed by fencing. Brick built storage shed.

Garage/Store

7'9" x 15'8" (2.38 x 4.78)

Barn style opening doors

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

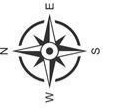
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

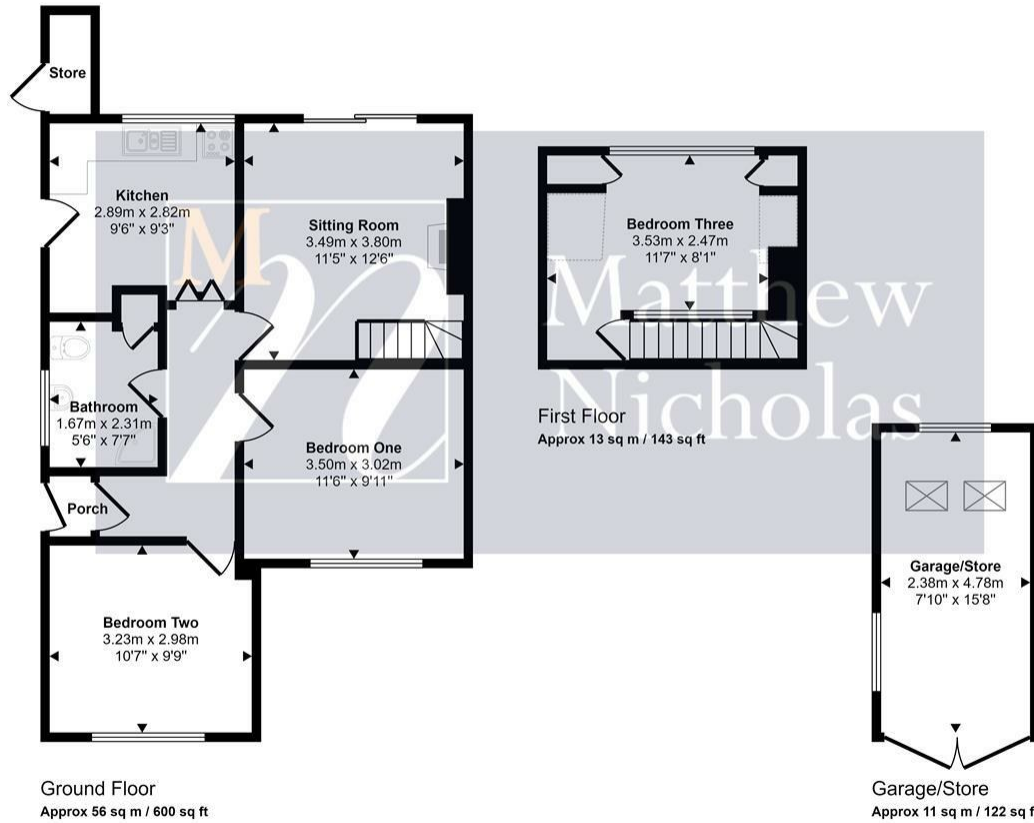




Further Information



Approx Gross Internal Area
80 sq m / 866 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 866.00 sq ft

| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| | 87 |
| 59 | |

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| | |

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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