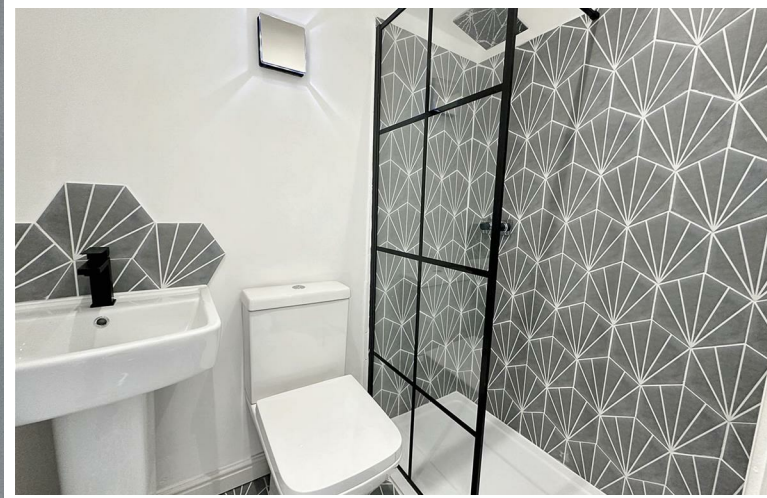




11 New Street | Irchester | NN29 7AQ



Matthew
Nicholas



Offers In The Region Of £250,000

A recently refurbished and refitted detached period property in the centre of the village of Irchester. Benefitting from a full refurbishment including new wiring, radiators and boiler and the addition of a second shower room. Decorated neutrally and with PVCu double glazing, the accommodation briefly comprising of entrance hall, sitting room, dining room, kitchen, and downstairs bathroom. To the first floor are two double bedrooms, a shower room and a third bedroom/study. Viewing is recommended. no chain.

- Three bedroomed detached house
- Refitted kitchen and bathroom
- Decorated neutrally throughout
- Upstairs shower room
- Newly re-carpeted
- Viewing recommended

Storm porch with new timber door leading into

Entrance hall

Radiator, coving, tiled flooring, stairs to first floor, doors to dining room and

Sitting Room

10'5" x 10'9" (3.20 x 3.28)

Bay window to front, radiator, open brick fireplace with tiled hearth.

Dining Room

10'4" x 11'8" (3.15 x 3.57)

Window to rear and obscured window to side, radiator, panelling, built in cupboards, door leading into

Kitchen

7'11" x 13'1" (2.42 x 3.99)

Fitted with a range of base level shaker style units with quartz effect work surfaces above, inset single sink and drainer with stainless steel mixer tap above, integrated low level oven with electric hob and extractor fan above, integrated dishwasher, tiling to all splash areas, cupboard under stairs housing combination boiler, radiator, spotlights, windows to side, PVCu door to garden, door leading into

Bathroom

8'11" x 7'8" (2.72 x 2.36)

Three piece suit comprising a low level WC, a navy roll top bath with heritage style mixer tap with shower head, stone effect bowl on navy vanity unit, tiled splash areas, plumbing and space for washing machine, towel warmer radiator, spotlights, tiled flooring, window to rear, obscured window to side.

First Floor Landing

Loft access hatch, built in storage cupboard, doors to all first floor rooms.

Bedroom One

14'9" x 11'0" (4.52 x 3.36)

Window to front, radiator.

Bedroom Two

9'1" x 11'11" (2.78 x 3.65)

Window to rear, radiator

Bedroom Three/Study

7'11" x 6'4" (2.43 x 1.95)

Window to rear, radiator.

Shower Room

Three piece suite in white comprising of a low level WC, hand wash basin and shower tray with thermostatic rainfall shower head and glass screen, illuminated extractor, towel warmer radiator, tiling to all splash areas with matching flooring.

Outside

The property sits behind a small area of lawn and is approached via a gated pathway to the storm porch. The whole is enclosed with walling to three sides.

Rear Garden

Immediately abutting the rear is a newly laid patio area of grey slabs which leads to the side access of the property and the remainder of the garden. The remainder is in need of landscaping but is predominantly laid to lawn with some mature hedging to the far most point, the whole is enclosed with a combination of brick walling, timber fencing and wired concrete post fencing.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

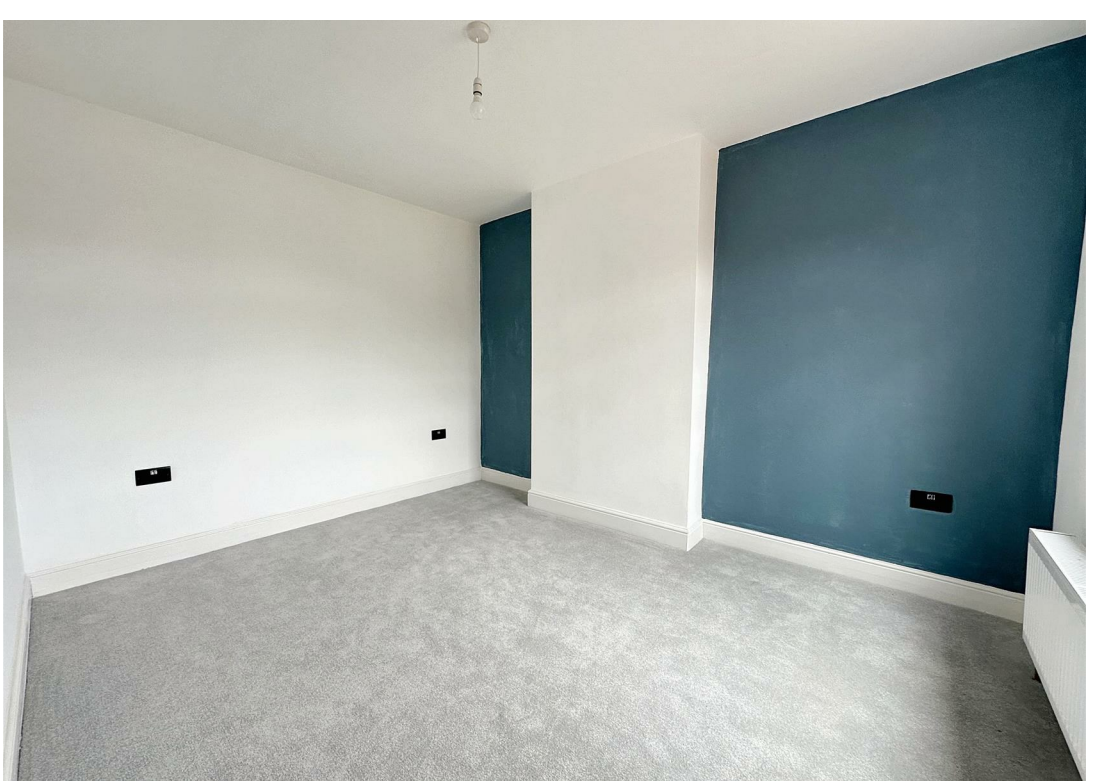
Sewerage: Mains

Heating: Gas radiators

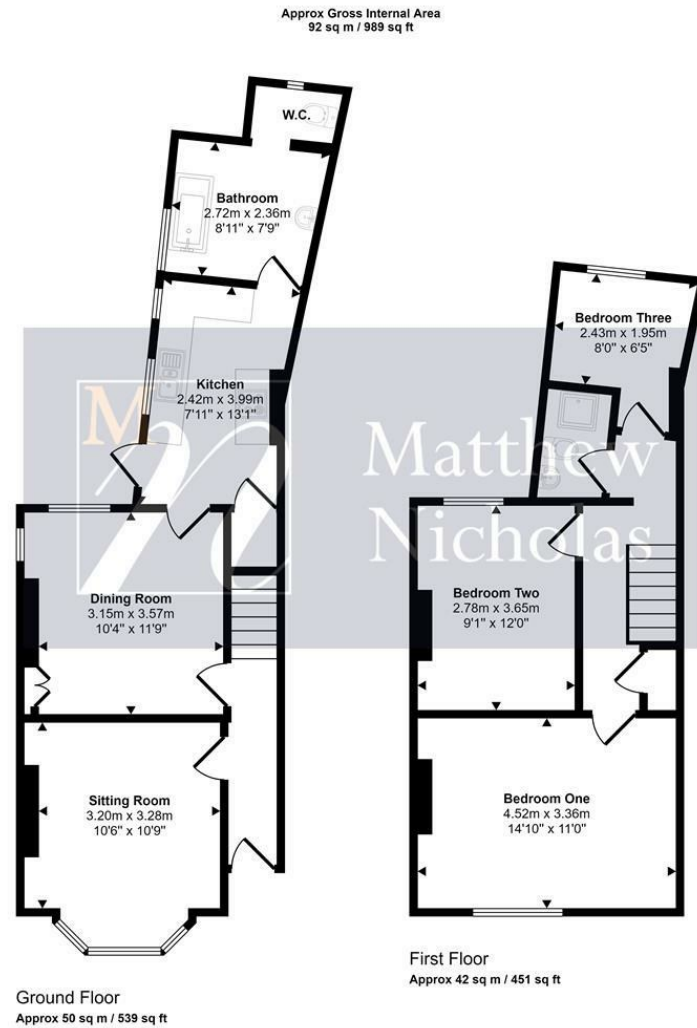
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





Further Information



Matthew
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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: 989.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ 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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