



120 Station Road | Irchester | NN29 7EW



Matthew
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Offers In Excess Of £190,000

A well proportioned two bedroom mature terraced house offering the unusual advantage of a garage and driveway to the rear. Having been upgraded by the present owners, the property now offers a gas fired radiator heating system, separate reception rooms, PVCu double glazing, a refitted kitchen with integrated cooking appliances and a refitted first floor four piece white bathroom. The rear garden is south facing and the property is considered an ideal first time buy or investment.

- Two bedroom terraced house
- PVCu double glazing
- Garage and off road parking
- Recently refitted kitchen
- Gas fired radiator heating system
- Viewing advised

PVCu door leading into

Porch

Part glazed timber door leading into

Entrance Hall

Radiator, stairs to first floor landing, doors to dining room and

Sitting Room

12'7" x 11'8" (3.84 x 3.56)

Box window to front, radiator, fireplace, dado rail, coving

Dining Room

15'11" x 10'8" (4.86 x 3.27)

Radiators, fireplace, under stairs storage cupboard, opening into

Kitchen

10'0" x 14'2" (3.06 x 4.34)

Fitted with a range of base and eye level units in a grey gloss finish with marble effect worksurface above. Inset stainless steel on and half bowl sink with drainer and matching mixer tap above, low level integrated oven, electric hob with extractor above space and plumbing for washing machine, space for fridge freezer, upstands, breakfast bar, window to rear and patio doors to side providing access to the outside space.

First Floor Landing

Loft access hatch, doors to all first floor rooms.

Bedroom One

15'9" x 10'0" (4.82 x 3.07)

Window to front, radiator, dado rail.

Bedroom Two

10'10" x 6'11" (3.31 x 2.13)

Window to rear, radiator

Bathroom

4'7" x 12'1" (1.40 x 3.69)

Four piece suite comprising a low level WC, hand wash basin and bath with tap fed shower head, shower cubicle with glass screen and thermostatic shower, radiator, tiled splash areas, obscured glazing to the rear.

Outside

The property sits behind a small garden laid to slate with slabbed path to the front door.

The whole is enclosed with brick walling.

Rear Courtyard

Laid to slabs, space for table and chairs, picket gate providing access to

Garage & Parking

5'8" x 11'6" (1.75 x 3.52)

Situated next to an area of slabs providing off road parking for one car is a concrete sectional garage with up and over door. Access is gained via a shared service road serving all the houses in the terrace.

(Please seek further confirmation as to arrangements regrading maintenance and ownership of the shared area)

Rear Garden

The garden is laid predominantly to lawn with a path off centre down the full length of the garden, with a southerly aspect the whole is enclosed with a combination of timber 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



Local Authority: North Northamptonshire Council
 Tax Band: A
 Floor Area: 998.00 sq ft

Energy Efficiency Rating	
Current	Potential
74	89

Very energy efficient - lower running costs

Not energy efficient - higher running costs

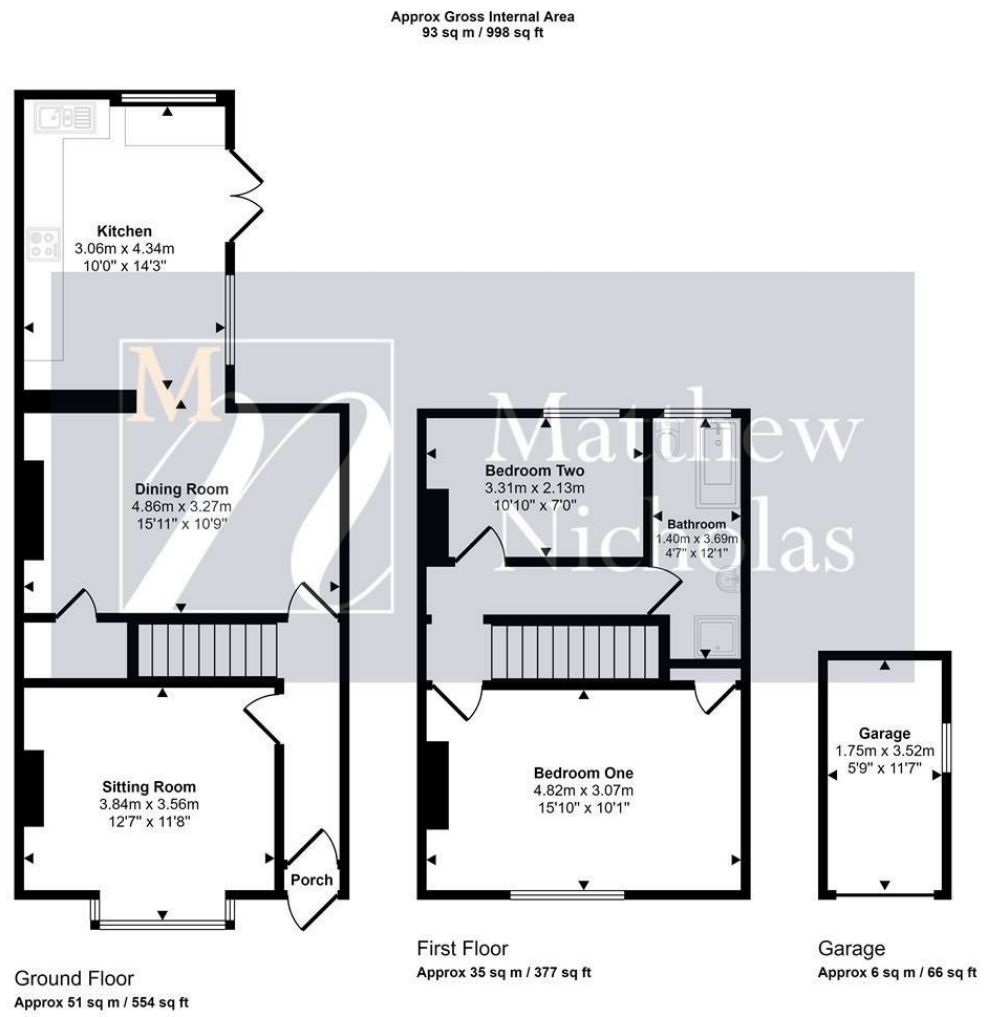
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



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.

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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