



26 Parsons Road | Irchester | NN29 7EA



Matthew
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Offers In The Region Of £265,000

A delightfully positioned and modernised two double bedroom semi-detached bungalow with driveway and mature garden. Situated on a quiet road on the edge of the village, the property offers a fantastic solution for those looking for something ready to move straight into. Offering a gas fired radiator heating system, refitted kitchen and bathroom, neutral décor and floor coverings. Comprising a hallway, sitting room, kitchen, bathroom, two double bedrooms and lean-to conservatory. Offered with no onward chain. Viewing is highly recommended.

- Semi detached bungalow by Underwood builders
- Refitted Kitchen and Bathroom
- PVCu Double Glazing throughout
- Off road parking
- Gas fired radiator heating system
- Village location

Entrance door leading into small porch area with further obscured glazed door leading into

Entrance Hall

Loft access hatch, double radiator, doors to all principal rooms,

Sitting Room

13'1" x 11'6" (4.00 x 3.52)

Feature fireplace, radiator, TV point, sliding door to

Conservatory

12'0" x 5'7" (3.67 x 1.71)

Glazing to three sides under a polycarbonate roof with door to the garden.

Kitchen

9'6" x 9'3" (2.90 x 2.82)

Refitted with a contemporary range of cabinetry with wood work surfaces over. Stainless steel single drainer sink with mixer tap above, induction hob with extraction above and single electric oven beneath. Integrated dishwasher, space for under counter fridge and space for washing machine, radiator, LVT flooring, downlighters, window to rear and door to the side.

Bedroom One

11'9" x 9'10" (3.60 x 3.02)

Window to front, built-in wardrobes, radiator,

Bedroom Two

10'7" x 9'11" (3.23 x 3.04)

Window to front, radiator,

Bathroom

7'9" x 5'5" (2.37 x 1.67)

Refitted with a three piece suite including a low level WC, wash hand basin and bath with panel to side. Shower above with glazed screen to side. Tiled splash areas, concealed gas fired central heating boiler, LVT flooring, obscured window to the side.

Outside

The property stands behind a front garden laid to shingle behind a retaining brick wall. To the side is a concrete and shingle driveway with space for several vehicles which runs along the full length of the property (step intrusion near house) and allowing pedestrian access to the rear garden.

Rear Garden

Immediately abutting the rear of the property is a paved seating area, the majority of garden is laid to lawn with planting to the borders, all enclosed with combination of panelled fencing and brick walls.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

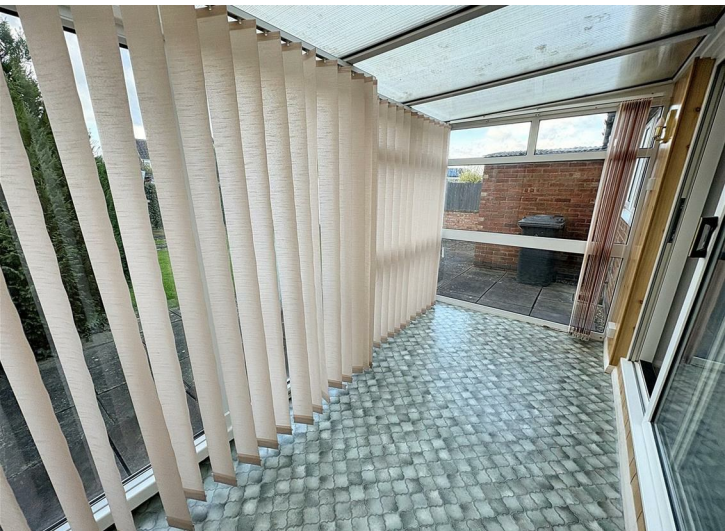
Water Supply: Mains (Metered or Rateable)

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.





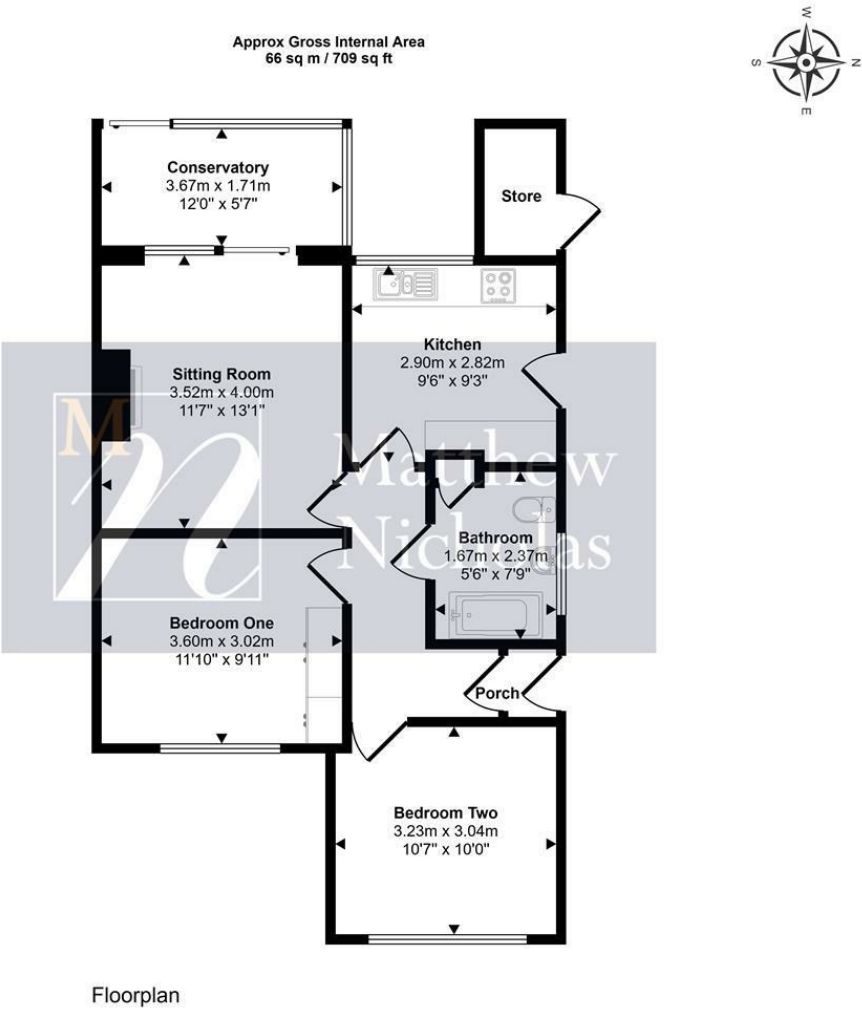
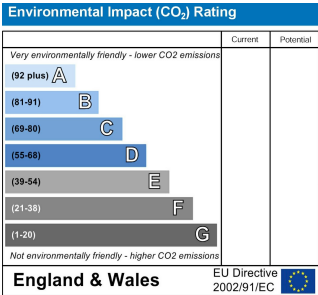
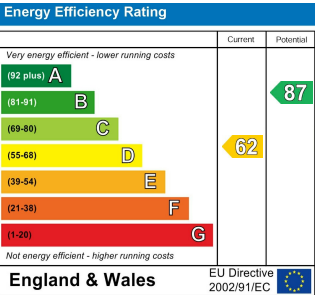
Further Information



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 709.00 sq ft



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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