



40 Farndish Road | Irchester | NN29 7BE



Matthew
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Offers In The Region Of £210,000

A well presented two bedroom mature terraced house close to the village centre. Offering a west facing garden, PVCu double glazing and well fitted kitchen and bathroom. The property comprises an entrance hall, sitting room/dining room, newly fitted kitchen with integrated cooking appliances. Upstairs there are two double bedrooms and bathroom with a shower cubicle. To the rear there is a low maintenance garden and patio area.

- Attractive period terraced house
- Newly refitted kitchen
- Character features
- Two double bedrooms
- Village location
- Close to amenities

Storm porch with PVCu part glazed door leading from the front into the

Entrance Hall

Radiator, staircase to first floor, door to the dining room.

Sitting Room

9'7" x 10'4" (2.93 x 3.15)

Window to front, radiator, feature style decorative fireplace with timber mantel above, opening through to the

Dining Room

10'4" x 10'9" (3.15 x 3.30)

Window to rear, radiator, under stairs store, door to the

Kitchen

7'3" x 14'4" (2.23 x 4.39)

Recently refitted with a range of units with marble effect work surfaces above. Inset single drainer stainless steel sink with mixer tap, mid height electric oven with separate induction hob and extractor hood above. Fitted washing machine, fridge/freezer, tiled splash areas, tiled floor. Window and part glazed door to the garden.

First Floor Landing

Doors to all principle rooms, airing cupboard housing the immersion heater, loft access.

Bedroom One

13'1" x 10'10" (4.00 x 3.31)

Two windows to the front, radiator.

Bedroom Two

7'4" x 10'5" (2.24 x 3.18)

Window to rear, radiator.

Bathroom

7'3" x 9'0" (2.22 x 2.75)

Fitted with a three piece suite including a low level WC, vanity wash hand basin and corner shower area with glazed screen/door, radiator, tiling to splash areas and floor, obscured window to the side.

Outside

The front garden is laid to slate chippings with a path to the front door, low wall retained.

Rear Garden

Laid to a mix of lawn and a low maintenance style of paving and chippings. Picket fence divides the lawn and patio areas. Garden shed at the end of the garden.

Material Information

Electricity Supply: Mains

Gas Supply: None

Water Supply: Mains (Metered or Rateable)

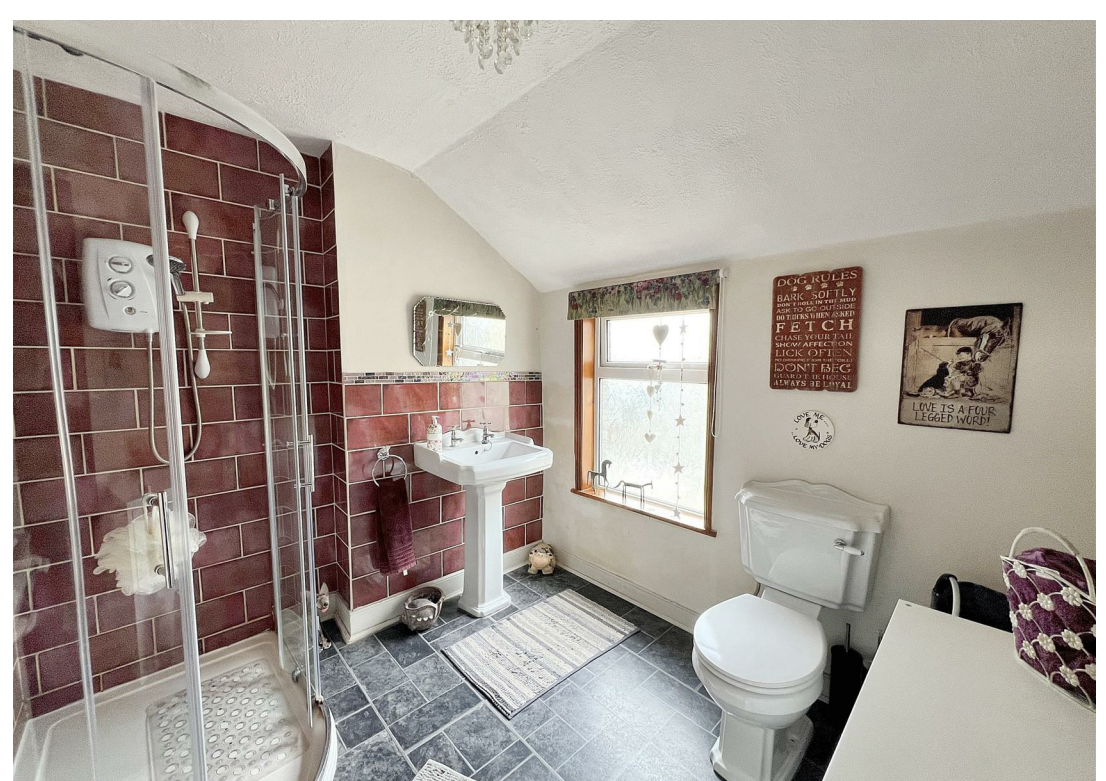
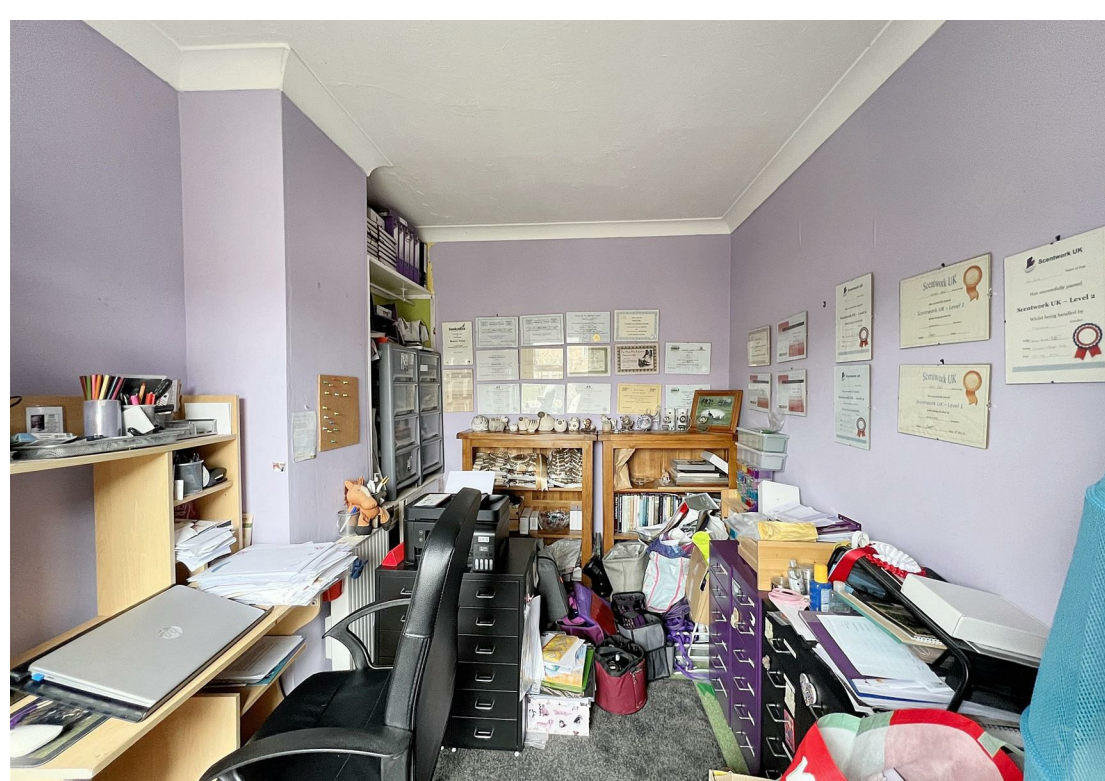
Sewerage: Mains

Heating: Electric radiators

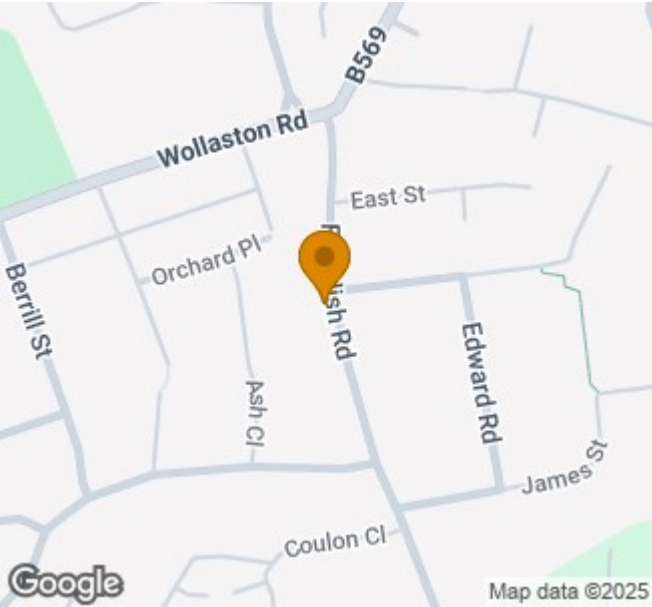
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





Further Information



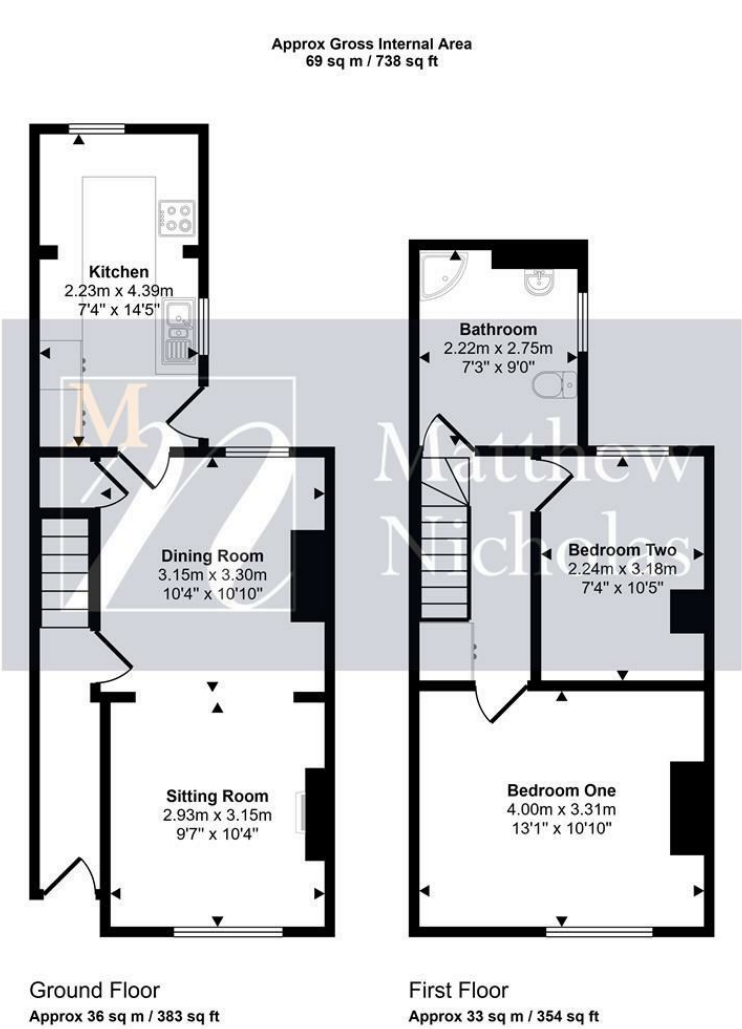
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 738.00 sq ft

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 32 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| 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 | | |
| 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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