



27 Bradshaw Way | Irchester | NN29 7DN



Matthew
Nicholas



Offers In Excess Of £299,995

A delightfully positioned and completely refurbished three double bedroom semi-detached dorma-bungalow with large driveway and east facing garden. Situated on a quiet road on the edge of the village, the property offers a 'turn key' solution for those looking for something ready to move straight into. Offering a gas fired radiator heating system, recent rewire, new PVCu sealed unit double glazing and a superbly refitted kitchen and bathroom, neutral décor and floor coverings. Comprising a hallway, sitting room overlooking the garden, kitchen, bathroom and three double bedrooms. Offered with no onward chain. Viewings recommended.

- Semi detached dorma-bunaglow on sought after road
- Large driveway
- New windows and doors throughout
- Immaculate order throughout
- Gas fired radiator heating system
- Refitted kitchen and bathroom

Part glazed composite door leading into

Entrance Hall

Radiator, LVT herringbone flooring, doors to all principal rooms,

Sitting/Dining Room

11'4" x 16'10" (3.46m x 5.15m)

French doors to rear, radiators, TV point, telephone point, LVT herringbone flooring.

Kitchen

7'11" x 9'11" (2.42m x 3.03m)

Refitted with a contemporary range of cabinetry with wooden work surfaces. Single bowl inset black composite sink with reversible drainer, gas hob with extraction above and single electric oven beneath. Integrated dishwasher, washing machine and fridge freezer. LVT herringbone flooring, downlighters, window to rear.

Bedroom Two

10'0" x 11'10" (3.06m x 3.62m)

Window to front, radiator.

Bedroom Three

9'4" x 8'6" (2.87m x 2.60m)

Window to front, radiator.

First Floor Landing

Loft access hatch, access to eaves store, radiator, doors to all principal rooms,

Bedroom One

8'7" x 12'5" (2.64m x 3.81m)

Window to front, radiator, built in wardrobes with access to eaves and gas boiler.

Bathroom

Fitted with a four piece suite including a low-level WC, wall-hung hand basin, bath with panel to side and walk in shower with screen to the side. Tiled splash areas, LVT herringbone flooring, downlighters, obscured window to the front.

Outside

The property stands behind a front garden laid to gravel with further driveway to the side with space for several vehicles which runs along the full length of the property. Pedestrian access to the rear garden.

Rear Garden

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

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

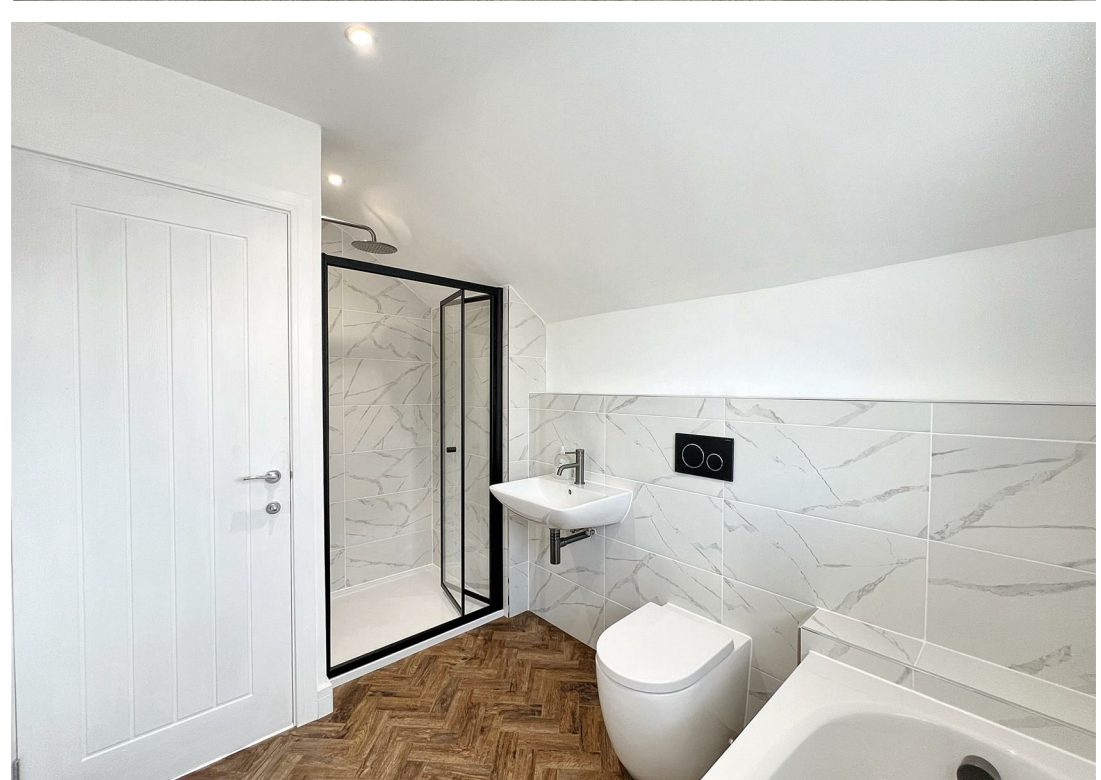
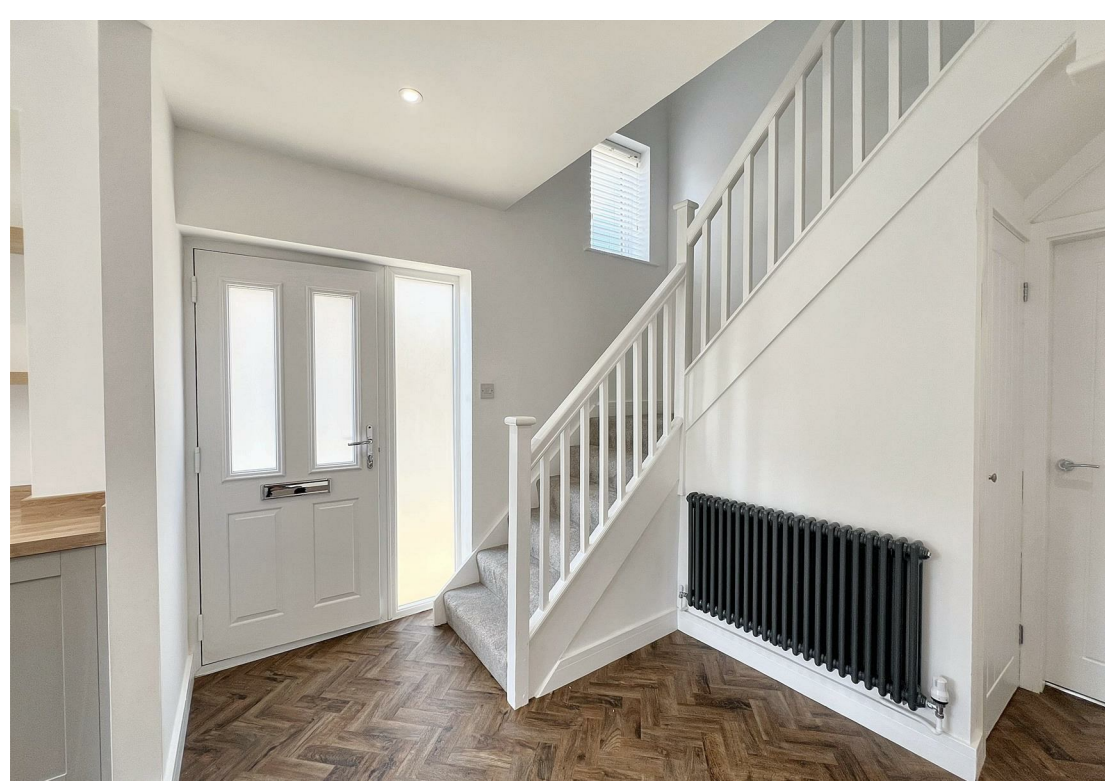
Sewerage: Mains

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



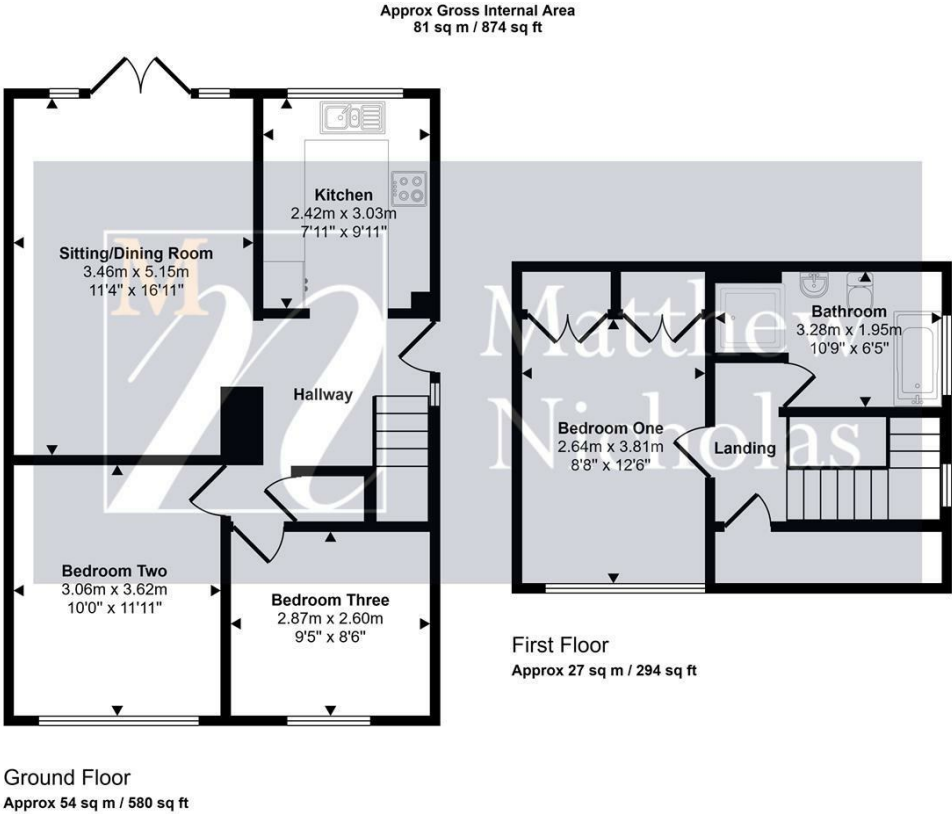
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 874.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	
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.