



Nicholas Road, Irthlingborough NN9 5QT

welcome to

Nicholas Road, Irthlingborough

This Three bedroom Mid Terrace home comprises; entrance hall, cloakroom, lounge and kitchen. On the first floor are the Three bedrooms and the family bathroom. The rear garden is laid with lawn has a gravelled area and gated side access.



Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, radiator and doors to all rooms.

Cloakroom

Double glazed obscure window to the rear aspect, WC and radiator.

Lounge

15' 1" x 11' 6" (4.60m x 3.51m)

Double glazed window to the front aspect, fireplace, under stairs storage cupboard and under floor heating.

Kitchen

10' 5" plus alcove x 8' 4" (3.17m plus alcove x 2.54m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, cooker point, plumbing for washing machine, space for fridge/freezer, double glazed window to the rear aspect, under floor heating, spot lights, air conditioning unit, central heating boiler and double glazed door to the rear aspect.

First Floor Landing

Stairs rising from the entrance hall, access to loft space, doors to the bedrooms and bathroom.

Bedroom One

15' 3" x 9' (4.65m x 2.74m)

Double glazed window to the front aspect, built in wardrobe and radiator.

Bedroom Two

10' x 10' 11" (3.05m x 3.33m)

Double glazed window to the rear aspect and radiator.

Bedroom Three

8' x 7' 11" (2.44m x 2.41m)

Double glazed window to the rear aspect and radiator.

Bathroom

Double glazed window to the rear aspect, WC, wash hand basin, bath with shower attachment, extractor fan, spot lights, part tiling and heated towel rail.

Externally

Front

Driveway providing off road parking for two cars.

Rear Garden

Laid with lawn, gravelled area, shed and gated side access.



view this property online williamhbrown.co.uk/Property/RSD109419



welcome to

Nicholas Road, Irthlingborough

- THREE BEDROOMS
- DRIVEWAY
- UNDER FLOOR HEATING
- MID TERRACE
- LARGE GARDEN

Tenure: Freehold EPC Rating: C

£220,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by www.floorplan.com



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/RSD109419](https://www.williambrown.co.uk/Property/RSD109419)



Property Ref:
RSD109419 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01933 410717



rushden@williambrown.co.uk



52 High Street, RUSHDEN, Northamptonshire,
NN10 0PJ



[williambrown.co.uk](https://www.williambrown.co.uk)