









welcome to

John Pyel Road, Irthlingborough

This Three bedroom Semi Detached home comprises; ground floor, entrance hall, cloakroom, lounge and kitchen/diner. First floor, Three bedrooms and the family bathroom. Externally the rear garden is laid with lawn has a patio providing a seating area, summer house and gated access.













Entrance Hall

Double glazed door, stairs and under stairs storage

Cloakroom

Obscured double glazed window to front aspect, WC, wash hand basin.

Lounge

11' 6" x 10' 5" (3.51m x 3.17m)

triple glazed window to front aspect, log burner, radiator.

Kitchen / Diner

19' 1" x 13' 2" (5.82m x 4.01m)

Double glazed window to rear aspect with double glazed patio doors, multi fuel log burner, ceramic sink, base units, plumbing for washing machine, dishwasher, electric oven and gas hob.

Landing

Double glazed window to side aspect with loft access which is insulated.

Bedroom One

10' 5" x 14' 7" (3.17m x 4.45m) triple glazed window, original fire and surround, radiator.

Bedroom Two

11' 7" x 8' 6" (3.53m x 2.59m) triple glazed window to front aspect, radiator.

Bedroom Three

9' 2" x 9' 1" (2.79m x 2.77m) Double glazed window to rear aspect, original fire feature, radiator.

Bathroom

Double glazed window to rear, boiler and storage/airing cupboard, bath with shower over, wash hand basin, WC.

External

Front

Driveway providing off road parking.

Rear Garden

Includes side access, patio seating area, summer house (23.07 x 9.05) shed, and green house, outside tap, long garden with fruit trees and mature plants.





welcome to

John Pyel Road, Irthlingborough

- ** OPEN HOUSE EVENT 10 May 10am 11:30am**
- **SEMI DETACHED HOME**
- THREE BEDROOMS
- OFF ROAD PARKING
- LARGE SUMMER HOUSE

Tenure: Freehold EPC Rating: D

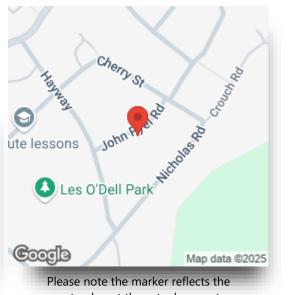
Council Tax Band: A

£230,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/RSD109482



Property Ref: RSD109482 - 0004 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 quidance 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.





01933 410717



Rushden@williamhbrown.co.uk



52 High Street, Rushden, Northamptonshire, NN10 OPJ



williamhbrown.co.uk

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.