



Denton Close, Irchester NN29 7EB

welcome to

Denton Close, Irchester

This Two bedroom Semi Detached Bungalow offering off road parking and a garage. The Bungalow comprises; entrance hall, lounge, kitchen, conservatory, two bedrooms and bathroom. Externally the rear garden is laid with lawn has a patio providing a seating area and large corner plot.



Entrance Hall

Entered via double glazed door to the front aspect, access to loft space, radiator and doors to all rooms.

Lounge

14' 7" max x 9' 10" max (4.45m max x 3.00m max)

Double glazed bay window to the front aspect, fireplace with electric fire, radiator, telephone and television point.

Kitchen

8' 8" max x 6' 8" max (2.64m max x 2.03m max)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, electric cooker point, plumbing for washing machine, space for fridge/freezer, double glazed window to the rear aspect, radiator and double glazed door to the side aspect.

Conservatory

11' 10" x 3' 10" (3.61m x 1.17m)

Double glazed windows to the rear and side aspects, central heating boiler, door to the boiler and double glazed door to the rear aspect.

Pantry

Light and power connected.

Bedroom One

12' 9" x 9' 11" (3.89m x 3.02m)

Double glazed window to the rear aspect and radiator.

Bedroom Two

9' 7" x 8' 7" (2.92m x 2.62m)

Double glazed window to the front aspect and radiator.

Bathroom

Double glazed window to the side aspect, WC, wash

hand basin, corner shower cubicle, full tiling and heated towel rail.

Externally

Front

Driveway providing off road parking for several cars, outside water tap and side access.

Rear Garden

Lawn area, patio providing a seating area, large corner plot and not over looked.

Garage

Accessed via up and over door from the driveway.

Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



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Denton Close, Irchester

- BUNGALOW
- SEMI DETACHED
- TWO BEDROOMS
- DRIVEWAY PROVIDING PARKING
- GARAGE

Tenure: Freehold EPC Rating: D

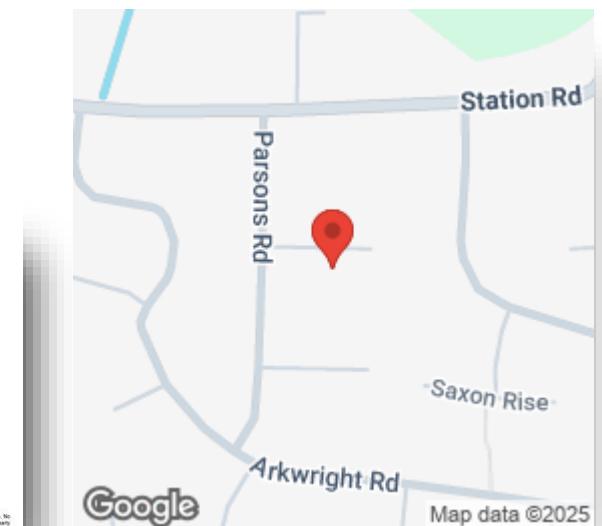
Council Tax Band: B

offers in excess of

£230,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), 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 only rely on the particulars given in the Sales Agreement. Powered by www.housetrack.com



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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.



Property Ref:
RSD109898 - 0004

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