



Ruby Close, Irthlingborough NN9 5GW

welcome to

Ruby Close, Irthlingborough

- Three bedroom semi detached
- Off road parking
- Modern interior
- Private garden
-

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£265,000

This Modern 3 Bed semi detached property comprises of entrance hall, Lounge, Modern Kitchen/Diner, and downstairs cloakroom, upstairs offers 3 bedrooms and a family bathroom. The property has a private rear garden and off-road parking for several cars at the front. The property is modern throughout.

This property is in a popular location in Irthlingborough, a great family home and area. A must see.

Entrance Hall

Cloakroom

Lounge

14' 10" x 11' 10" (4.52m x 3.61m)

Kitchen/Diner

13' 2" x 14' (4.01m x 4.27m)

First Floor

Landing

Bedroom One

13' 3" x 9' 11" (4.04m x 3.02m)

Bedroom Two

12' x 7' 2" (3.66m x 2.18m)

Bedroom Three

12' max x 7' 7" (3.66m max x 2.31m)

Bathroom

Outside

Front Garden

Rear Garden

view this property online williamhbrown.co.uk/Property/RSD109953



Property Ref:

RSD109953 - 0002

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@williamhbrown.co.uk



52 High Street, Rushden, Northamptonshire,
NN10 0PJ



williamhbrown.co.uk