







welcome to

Newtown Road, Little Irchester

We are delighted to offer this extremely well presented two bedroom mid terrace property, handily located for the A509, giving access to Milton Keynes and the M1. The accommodation comprises of an entrance hall, large through lounge/dining room, a very well fitted kitchen and a conservatory/lean to.













Entered Via:

Glazed composite door to:

Entrance Porch

Tiled floor, glazed door to:

Entrance Hall

Radiator, tiled floor, stairs to first floor landing.

Lounge Area

12' max x 11' 4" (3.66m max x 3.45m) Double glazed window to front, radiator, wall mounted gas fire, opens to:

Dining Area

12' 4" max x 11' 6" (3.76m max x 3.51m) Double glazed window to rear, radiator.

Kitchen

12' 4" x 9' (3.76m x 2.74m)

Modern base and eye level units with work surface over, stainless steel sink and drainer unit, ample space for white goods, tiled surrounds and tiled floor, understairs pantry, double glazed windows to side and rear, double glazed door to:

Conservatory/ Utility

12' 4" x 6' (3.76m x 1.83m)

Tiled floor, double glazed door to rear garden.

First Floor Landing

Loft access.

Bedroom One

15' 4" max x 11' 4" (4.67m max x 3.45m) Double glazed window to front, radiator.

Bedroom Two

11' 6" x 10' 4" max (3.51m x 3.15m max) Double glazed window to rear, radiator.

Bathroom

12' 4" x 7' 10" (3.76m x 2.39m)

Superbly appointed with WC, wash hand basin, free standing "roll top" bath, large shower cubicle with glass screen, towel rail, cupboard with central heating boiler, double glazed windows to side and rear.

Outside Front Garden

Retaining wall to the front.

Rear Garden

Fence enclosed with full width patio, large area of artificial grass, paved at rear, idea for shed/greenhouse etc.





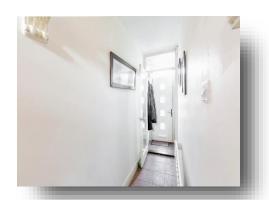
welcome to

Newtown Road, Little Irchester

- A very well presented two bedroom mid terrace
- · Modern central heating and double glazing
- A good quality kitchen and first floor bathroom
- Conservatory/lean to
- A good size enclosed rear garden

Tenure: Freehold EPC Rating: D

£220,000









Please note the marker reflects the postcode not the actual property

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Property Ref: WBR113429 - 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.





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