



Total area: approx. 295.6 sq. metres (3182.3 sq. feet)



49 High Street, Irchester, Wellingborough, NN29 7AA

£450,000

A CHARMING 4 BEDROOM CHARACTER VILLAGE HOME WITH DOUBLE GARAGE AT THE REAR ! Hawksbys are pleased to present this attractive & spacious 3 bedroom home located in the popular village of Irchester. It was originally constructed in 1899 and used to be the village pharmacy. As you enter you get a real sense of space with the high ceilings and spacious reception rooms. The accommodation on offer is as follows: Entrance hall, two generous sized reception rooms with one leading to a study room and access to the basement which spans the width of the property and features a mechanical ventilation system to keep it aired and dry. Then it carries on to a snug, kitchen/breakfast room, utility room and ground floor WC. To the first floor there is 3 large bedrooms, large bathroom & stairs leading to a large attic room which lends itself to conversion. (subject to the correct permissions being granted. To the rear is a low maintenance tiered garden which offers a good degree of privacy and has steps leading up to the door to the double garage. The double garage is access via School lane which is the street behind the High street and you can park in front of the garage also.

This lovely character home is offered for sale with NO UPWARD CHAIN !

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC Rating: E

Note** Basement and Attic measurements are approximate



32 Sheep Street | Wellingborough | Northamptonshire | NN8 1BS



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Entrance Hall

Lounge
15' x 14'7

Study 11'4 x 8'4

Dining Room
12'9 x 11'4

Snug
12'9 x 11'7

Kitchen/Breakfast Room
13'3 x 7'9

Utility Room
7'9 x 5'9

Ground Floor WC
7'9 x 2'9

Basement
23'3 x 31'11 approximate

First Floor Landing

Bedroom 1
17'1 x 11'9

Bedroom 2
15'5 x 11'9

Bedroom 3
12'4 x 11'4

Bathroom
12'9 max x 8'4

Storage & Stairs Leading To Attic

Attic Space
31' x 24'5 approximate

Tenure: Freehold
Council Tax Band: B

Viewing strictly by
appointment with
Hawksbys on 01933
724444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.

Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.

Offer Procedure: To make an offer you will need to make an appointment with our Financial Advisor to be able to process your offer in the best possible light.

Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.
Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW ITS EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

