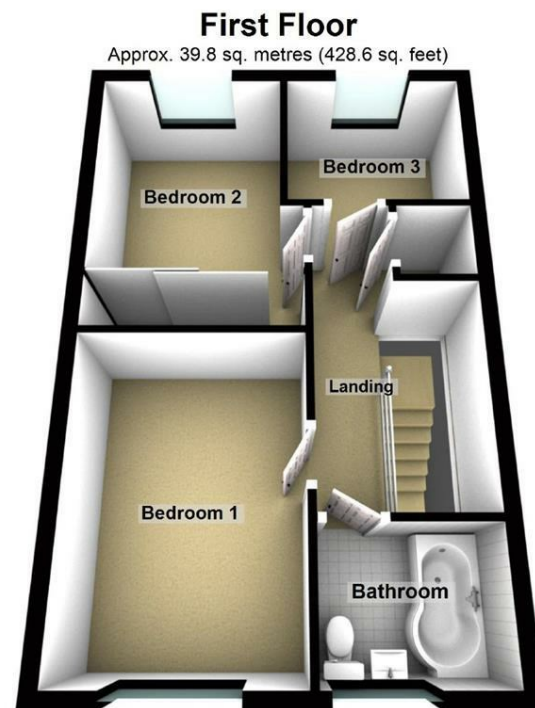
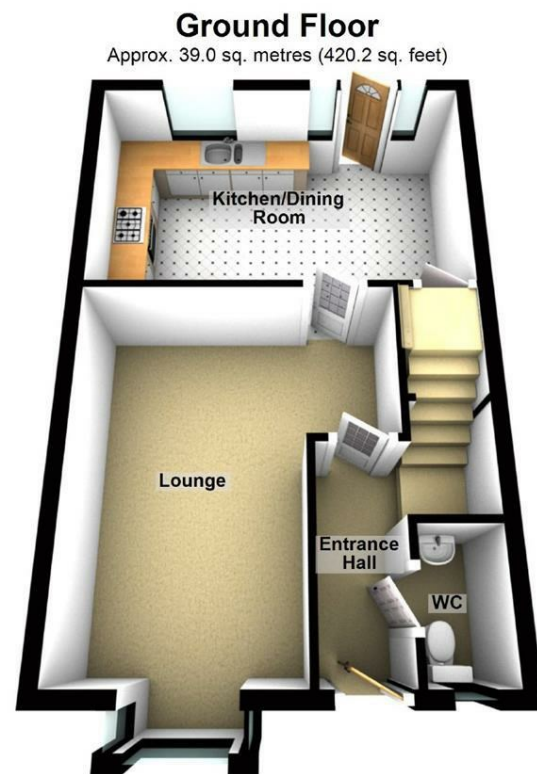




Total area: approx. 78.9 sq. metres (848.8 sq. feet)



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35 Cherry Street, Irthlingborough, NN9 5QR

£245,000

NO UPWARD CHAIN!! Located in Irthlingborough is the modern 3 bedroom end of terrace home with off road parking for 2 vehicles. The owners have improved this property to a very good standard throughout and benefits include: UPVC double glazing, gas central heating system, refitted kitchen and bathroom and good quality floor and wall coverings throughout. Briefly this home compromises of: downstairs WC, good sized lounge with access leading to the kitchen/dining room, The first floor there are 2 double bedrooms, a single bedroom and bathroom. To the front of the property there is a low maintenance block paved driveway with gated side access and to the rear is a mainly laid to lawn garden with a patio and a timber decked area. **CONTACT US TODAY TO ORGANISE YOUR VIEWING!! 01933 22 44 44!!**



Entrance Hall
Downstairs WC
Lounge
15'4" x 12'8" narrowing to 9'1"

Kitchen/Dining Room
16'4" x 10'0"

Landing

Bedroom 1
13'0" x 9'1"

Bedroom 2
9'8" x 9'1" plus fitted wardrobe

Bedroom 3
8'1" x 7'8"

Bathroom



Tenure: Freehold
Council Tax Band:
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 a 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 IT'S EXACT POSTITION 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!