



Woodlands Road, Irchester NN29 7BW

£275,000

- Semi-Detached House
- Off Road Parking & Garage
- Gas Radiator Central Heating
- Three Bedrooms
- Spacious
- No Upward Chain
- Two Reception Rooms
- UPVC Double Glazing
- In Need of Cosmetic Work



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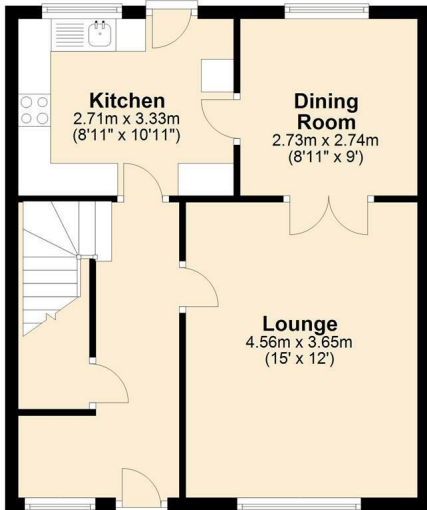
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Smartamove Ltd are pleased to offer for sale this three bedroom semi-detached house in need of cosmetic updating and is offered with no upward chain. The property is situated in the sought after location of Irchester, close to local amenities including shops, leisure centre and primary school. The property comprises of: Entrance hall, lounge, separate dining room and fitted kitchen/breakfast room. To the first floor there is three bedrooms and family bathroom. To the rear of the property there is a single garage with up and over door with power and lighting. Benefits to the house is gas radiator central heating, Upvc double glazing and off road parking for two cars, front and rear gardens with side access. The house is ideal for a family and is larger than normal for a semi detached house. The council tax band is C and EPC is D. The property is sold freehold. Viewings are advised to appreciate the size the property offers.



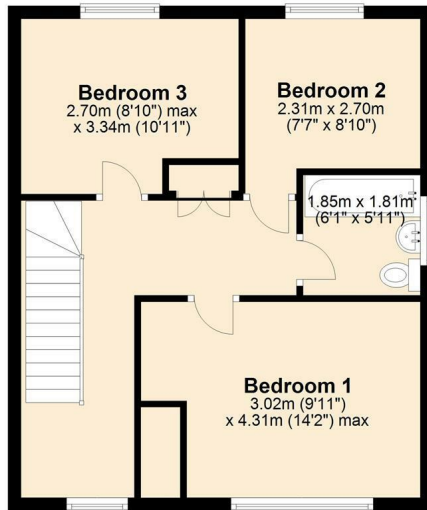
Ground Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



First Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



Total area: approx. 91.2 sq. metres (981.8 sq. feet)

Although SmartaMove Ltd believe these details to be a fair and accurate the description and measurements of the property and their accuracy cannot be guaranteed. They do not form part of any contract. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries prior to any financial commitment. Only the fixtures, fittings and other items described in these details are included in the selling price. SmartaMove Ltd has not checked they are fit for purpose nor have we tested any of the services (gas, electricity and so on) mentioned.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-100 (A)		83	92-95 (A)		
81-91 (B)			81-91 (B)		
69-80 (C)			69-80 (C)		
55-68 (D)	55		55-68 (D)		
39-54 (E)			39-54 (E)		
21-38 (F)			21-38 (F)		
1-20 (G)			1-20 (G)		

England & Wales EU Directive 2002/91/EC

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