



101 College Street, Irthlingborough NN9 5TU

£219,995

- Duplex Apartment
- Family Bathroom
- Parking
- Three Bedrooms
- Open Plan Living
- Ensuite
- Rear Courtyard



Call 01933 423 983

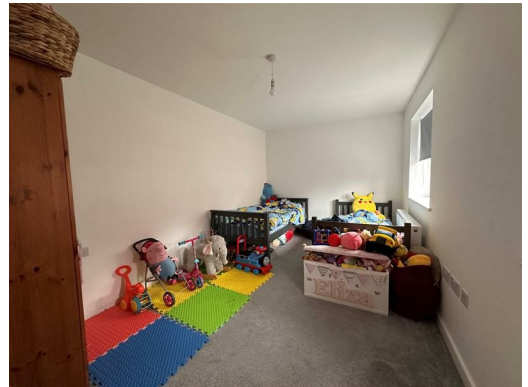
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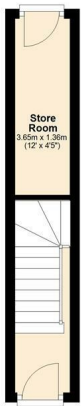
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# 101 College Street, Irthlingborough NN9 5TU

SmartMove are pleased to offer for sale this freehold spacious duplex three bedroom brand new apartment in a desirable location of Irthlingborough. The property comprises of: Entrance hall, three bedrooms with master having ensuite, family bathroom, open plan living/dining/kitchen area. The property comes with new carpets, built in oven and hob and fridge/freezer. Benefits are Gas radiator central heating, small rear courtyard garden, off road parking. The property is available with vacant possession, ideal for first time buyers. The EPC rating for this property is B and the council tax band is B. Viewing is highly recommended.

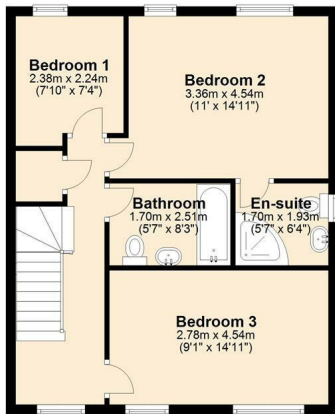


**Ground Floor**  
Approx. 8.8 sq. metres (95.0 sq. feet)



**First Floor**

Approx. 52.4 sq. metres (563.8 sq. feet)



**Second Floor**

Approx. 40.2 sq. metres (432.5 sq. feet)



Total area: approx. 101.4 sq. metres (1091.3 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

SMARTMOVE

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