



HARWOODS

Chartered Surveyors & Estate Agents



27 Bradshaw Way, Irchester
NN29 7DN

£215,000

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales

T : 01933 278591
E : res@harwoodsproperty.co.uk

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T : 01933 221616
E : lettings@harwoodsproperty.co.uk



27 Bradshaw Way, Irchester, NN29 7DN

For sale with no upward chain; a 1960s built 2/3 bedroom semi-detached chalet style bungalow located in the popular village of Irchester.

The property is in need of refurbishment, but offers well proportioned and versatile rooms, UPVC double glazing and gas radiator central heating. The accommodation comprises of an entrance hall, kitchen, lounge looking onto the garden, dining room/ bedroom 3, 2 double bedrooms and bathroom. Outside there is off road parking to the side of the property and a good size rear garden.

Irchester is a thriving village located to the south of Wellingborough and provides a number of amenities to include a CO-OP store, Primary School, doctors surgery, community library, pub, take away and hair dresser. Positioned to the east of the village, the property is approximately half a mile from both the village centre and also the well regarded Irchester Country Park which is a 200-acre area of woodland featuring a nature trails, children's play area and adventure course with zip lines.

Harwoods hold keys for accompanied viewings.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Enter from the side via double glazed door into the hallway. Doglegged stairs rising to the first floor, understairs cupboard, doors to all ground floor rooms.

Lounge

16'11" x 11'4" (5.16m x 3.45m)

Good size reception looking out onto the garden and featuring double glazed window and door to the rear, gas fire, radiator and ceiling coving.

Kitchen

8'0" x 9'11" (2.44m x 3.02m)

Fitted kitchen comprising of base and wall mounted cupboards, pull out drawers, cooker point, double glazed door and window to the rear, steel sink and drainer, wall mounted gas fired boiler.

Bedroom 2

11'9" x 9'11" (3.58m x 3.02m)

Double glazed window to the rear, convector heater, ceiling coving.

Bedroom 3/dining room

9'6" x 8'6" (2.90m x 2.59m)

Double glazed window to the rear, convector heater.

Landing

Doors to both main bedroom and bathroom.

Bedroom 1

8'10" x 15'0" (2.69m x 4.57m)

Good size master bedroom featuring UPVC double glazed window, eaves storage space and radiator.

Bathroom

Bath, WC, wash hand basin, airing cupboard and double glazed window to the front.

Front Garden and Driveway

Lawn garden with shingle areas, shrubs and tree. Hardstanding driveway running down the side of the house providing off road parking for a couple of vehicles.

Back Garden

Established, colourful rear garden which is mainly laid to lawn but also featuring a gravelled and paved patio area.

Council Tax

North Northamptonshire Council. Band B rating.

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

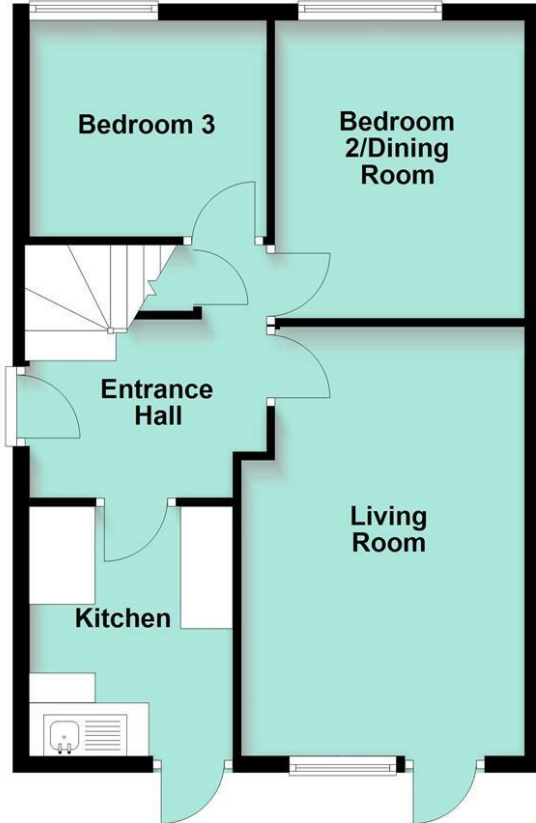
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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

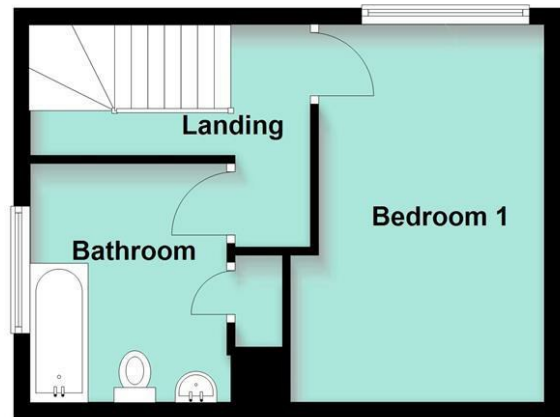




Ground Floor



First Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	