



4 Milton Road, Little Irchester  
Northamptonshire NN8 2DY

£185,000 Freehold

A three bedroom mid-terrace house situated in Little Irchester which is on the southern edge of Wellingborough and convenient for the A45 and A509. The property is vacant and available with no onward chain.

The accommodation includes a hallway, generous sized lounge/diner, kitchen, lobby, ground floor bathroom, first floor landing and three bedrooms. The property has gas radiator central heating, UPVC double-glazing and a rear garden that extends to 30ft (9 metres approximate).

The property is within a short walk of the river Nene and Irchester Country Park. Summerlees Nature Reserve is also just a short drive away. Local shopping is available at a nearby Tesco supermarket which is within walking distance. Rushden Lakes is within a short drive.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

UPVC double-glazed front door, radiator, stairs rising to 1st floor landing, modern electricity consumer unit and door to:

#### Lounge/Diner

23'10" x 12'6" max (7.26m x 3.81m max)

Lounge area with mock fireplace, radiator and UPVC double-glazed window to the front. Dining area with tiled fireplace, radiator, UPVC double-glazed window to the rear and door to kitchen.

#### Kitchen

13'3" x 8'0" (4.04m x 2.44m)

1.5 bowl single drainer stainless steel sink, base cupboards, base drawers, wall cupboards and work-surface areas. Ideal Esprit gas central heating boiler, radiator, under-stairs storage, UPVC double-glazed window to the side and access to rear lobby.

#### Rear Lobby

Storage cupboard, UPVC double-glazed window to the side and door to:

#### Bathroom

White suite comprising close-coupled WC, vanity washbasin and bath with shower over. radiator. UPVC double-glazed window to the rear.

#### First Floor Landing

Doors off to:

#### Bedroom 1

15'6" x 11'6" (4.72m x 3.51m)

Double radiator, twin alcove cupboards and UPVC double-glazed window to the front.

#### Bedroom 2

12'0" x 10'3" (3.66m x 3.12m)

Radiator, alcove cupboard and UPVC double-glazed window to the rear.

#### Bedroom 3

13'2" max x 8'0" max (4.01m max x 2.44m max)

Radiator, cupboard and UPVC double-glazed window to the rear.

#### Front Garden

Small walled area of front garden with oath to front door.

#### Rear Garden

15'0" wide x 30'0" long (4.57m wide x 9.14m long)

With rear pedestrian access gate.

#### Council Tax Band

North Northamptonshire Council. Council Tax Band B.

#### 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.

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	