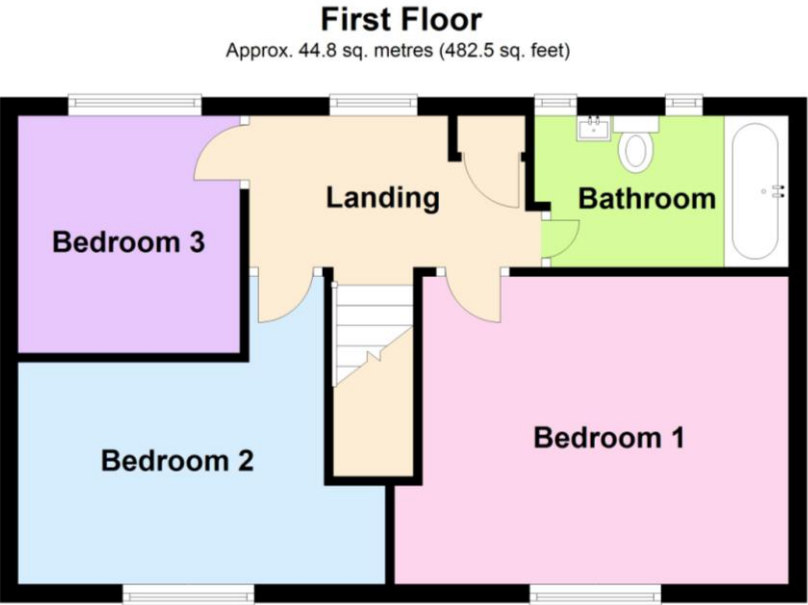


Baker Crescent Irchester

richard james

www.richardjames.net



Total area: approx. 97.0 sq. metres (1044.0 sq. feet)



Baker Crescent Irchester NN29 7BA
Freehold Price £230,000

Wellingborough Office ☐
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office ☐
74 High Street Rushden
Northants NN10 0PQ
01933 480480



The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Situated in the village of Irchester and backing onto fields is this vacant three bedroom semi detached property which requires works yet benefits from gas radiator central heating, uPVC double glazed doors and windows and off road parking. The property further offers a 16ft lounge and uPVC conservatory. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, conservatory, three bedrooms, bathroom, rear garden and off road parking.

Enter via uPVC entrance door.

Entrance Hall

Stairs to first floor landing, tiled floor, door to.

Lounge

16' 10" max x 10' 1" max (5.13m x 3.07m)

Bay window to front aspect, double radiator, feature fireplace, sliding patio door to conservatory.

Kitchen/Dining Room

16' 9" max x 16' 5" max narrowing to 13' 1" (5.11m x 5m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, freestanding five ring gas cooker, window to front aspect, radiator, window and door to rear aspect, freestanding American fridge/freezer, understairs storage cupboard.

Conservatory

12' 1" x 7' 4" (3.68m x 2.24m)

Of uPVC construction, uPVC door to rear garden.

First Floor Landing

Window to rear aspect, radiator access to loft space, cupboard housing gas fired boiler serving central heating and domestic hot water.

Bedroom One

13' 2" wall to wall x 11' 0" max (4.01m x 3.35m)

Window to front aspect, radiator, built in mirror fronted wardrobe.

Bedroom Two

13' 6" into recess narrowing to 10' 11" x 8' 0" plus door recess (4.11m x 2.44m)

Window to front aspect, double radiator, wardrobe recess area.

Bedroom Three

8' 6" x 8' 0" (2.59m x 2.44m)

Window to rear aspect, radiator.

Bathroom

Comprising panelled bath with shower over, wash basin, low flush W.C., two obscure glazed windows to rear aspect, towel rail.

Outside

Front - Gravel front providing off road parking.

Rear - Backing onto fields, wooden decking, wooden shed, summer house, wooden covered area leading to brick built storage shed, water tap.

Energy Performance Rating

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band B (£1,785.18 per annum. Charges for 2025/2026).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

