



Arkwright Road Irchester NN29 7HG  
Freehold Price £235,000

**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 is this three bedroom semi detached which is offered in good condition and benefits from majority uPVC double glazed windows, a refitted kitchen with freestanding range cooker, gas radiator central heating and a refitted bathroom. The property further offers off road parking for two vehicles and a west facing rear garden. Viewing is highly recommended. The accommodation briefly comprises porch, lounge, dining room, kitchen, three bedrooms, bathroom, gardens to front and rear and off road parking for two vehicles.

Enter via uPVC front door with side screen to.

**Porch**

Coving to ceiling, tiled floor, built-in cupboard, door to.

**Lounge**

14' 7" x 13' 11" (4.44m x 4.24m)

Window to front aspect, radiator, feature fireplace with electric coal effect fire, engineered wooden flooring, stairs rising to first floor landing, coving to ceiling, through to.

**Dining Room**

12' 4" max x 7' 4" max (3.76m x 2.24m)

Aluminium Window to rear aspect, radiator, coving to ceiling, tiled floor, through to.

**Kitchen**

12' 4" x 6' 0" (3.76m x 1.83m) (This measurement includes the area occupied by the kitchen units)

Refitted to comprise stainless steel single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, freestanding range cooker, space for fridge/freezer, plumbing for washing machine, cupboard housing wall mounted gas boiler serving domestic central heating and hot water systems, tiled splash backs, tiled floor, window and door to rear aspect, coving to ceiling, space for tumble dryer.

**First Floor Landing**

Loft access, coving to ceiling, built in cupboard, doors to

**Master Bedroom**

14' 0" max x 8' 10" plus door recess (4.27m x 2.69m)

Two windows to front aspect, radiator, built-in cupboard, engineered wooden flooring, coving to ceiling.

**Bedroom Two**

9' 9" max x 7' 3" plus door recess (2.97m x 2.21m)

Aluminium Window to rear aspect, radiator, engineered wooden flooring, coving to ceiling.

**Bedroom Three**

7' 1" plus door recess x 6' 4" (2.16m x 1.93m)

Aluminium window to rear aspect, radiator, engineered wooden flooring, coving to ceiling.

**Bathroom**

Refitted to comprise low flush W.C., wall mounted wash hand basin, 'P' shaped bath with shower over, chrome heated towel rail, half height tiling, coving to ceiling, window to side aspect.

**Outside**

Front - Lawn with hedging, enclosed by brick walling. Driveway providing off road parking for two cars.

Rear - Wooden decked area running width of property, laid to lawn, various bushes, trees and plants, outside tap, wooden shed, plastic bin to side of property, pedestrian gated access to side with further access to front.

**Energy Performance Rating**

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

**Council Tax**

We understand the council tax is band B (£1,749 per annum. Charges for 2025/2016).

**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](http://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.**

