

Reservoir Close Irthlingborough

richard james

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Total area: approx. 83.1 sq. metres (894.8 sq. feet)



Reservoir Close Irthlingborough NN9 5HZ
Freehold Price £225,000

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 a cul de sac on the southern outskirts of the popular 'Pinetree's' estate is this persimmon built three bedroomed three storey townhouse with benefits to include gas radiator central heating, uPVC double glazing, built in kitchen appliances and offers off road parking, a single garage to the rear and fitted wardrobes to the master bedroom. The accommodation briefly comprises entrance hall, cloakroom, kitchen, lounge/dining room, three bedrooms with en suite shower room to master, bathroom, front and rear gardens, garage to the rear and off road parking.

Enter via part glazed front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, laminate flooring, doors to:

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, radiator, window to front aspect.

Kitchen

9' 6" x 6' 3" (2.9m x 1.91m)(This measurement includes the area provided by the kitchen units)

Fitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, stainless steel built in oven, gas hob, extractor, window to front aspect, fridge/freezer space, concealed wall mounted gas boiler serving domestic hot water and central heating systems, plumbing for washing machine.

Lounge/Dining Room

17' 1" max. into bay x 12' 8" (5.21m x 3.86m)

French door with side screens to rear aspect, laminate flooring, telephone point, coving to ceiling, radiator, T.V. point.

First Floor Landing

Stairs rising to second floor landing, storage cupboard, doors to:

Bedroom Two

9' 6" x 8' 2" (2.9m x 2.49m)

Window to front aspect, radiator, built in wardrobe, airing cupboard.

Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower attachment (not working), tiled splash backs, spotlights to ceiling, radiator, extractor.

Bedroom Three

9' 5" x 6' 6" (2.87m x 1.98m)

Window to rear aspect, radiator.

Second Floor Landing

Skylight to rear aspect, door to:

Bedroom One

13' 2" max. into bay x 12' 9" max. including wardrobe (4.01m x 3.89m)

Window to front aspect, radiator, loft access, fitted double wardrobe, door to:

Ensuite Shower Room

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, tiled splashbacks, skylight to rear aspect, radiator.

Office

Front – Stocked with shrubs and enclosed by hedge.

Rear - Paved patio, main lawn, border, enclosed by wooden panelled fencing, gated pedestrian access, to:

Single Garage - Up and over door, off road parking.

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 C (£1,819 per annum. Charges for 2021/22).

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.

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 Crystal Financial Services. 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.

