



Total area: approx. 92.3 sq. metres (993.6 sq. feet)



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

Crouch Road Irthlingborough NN9 5PS Freehold Price £210,000

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 surveyor's 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.

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27 Sheep Street Wellingborough
Northants NN8 1BS
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Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Offered with no upward chain is this mature two bed roomed mid terraced property featuring gas radiator central heating, uPVC double glazing, modern kitchen, modern four piece bathroom suite with roll top 'slipper' bath and offers two double bedrooms and an enclosed front garden with off road parking for one car. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, lean to/utility, two bedrooms, bathroom and front garden.

Enter via composite front door to:

Entrance Hall

Stairs rising to first floor landing, tiled flooring, radiator, to:

Lounge/Dining Room

24' 1" x 11' 5" (7.34m x 3.48m)

Dining Area

Window to rear aspect, tiled floor, radiator, to:

Lounge Area

Window to front aspect, fireplace with multi fuel burner, display shelving, radiator.

Kitchen

11' 11" x 8' 2" (3.63m x 2.49m) (This measurement includes the area occupied by the kitchen units)

Fitted to comprise one and a half bowl sink unit with cupboard under, a range of eye and base level units providing work surfaces, built-in oven, extractor, tiled splash backs, fridge/freezer space into recess, space for slimline dishwasher, tiled flooring, two windows and stable door to side aspect, tiled flooring.

Lean To/Utility Room

12' 2" x 5' 4" (3.71m x 1.63m)

Of wooden construction with perspex roof, power and light connected, door to rear aspect, tiled flooring, base level units providing work surfaces, plumbing for washing machine, vent for tumble dryer.

First Floor Landing

Loft access (combination boiler serving domestic hot water and central heating systems in loft), doors to:

Bedroom One

14' 5" x 11' 11" (4.39m x 3.63m)

Two windows to window to front aspect, radiator, fitted wardrobes with sliding doors.

Bedroom Two

11' 10" x 9' 0" (3.61m x 2.74m) (including wardrobe)

Window to rear aspect, radiator, fitted wardrobes with sliding doors.

Bathroom

11' 9" x 8' 2" (3.58m x 2.49m)

Fitted to comprise low flush W.C., pedestal wash hand basin, slipper bath with shower attachment, tiled splash backs, shower cubicle, window to rear aspect, two chrome towel rails, radiator, skylight to ceiling.

Outside

Front - Comprising gravelled patio, main lawn stocked with bushes, wooden shed, enclosed by wooden panelled fencing, shared gated pedestrian access, steps down to off road parking with dropped kerb for one car. Wooden summerhouse.

Rear - Communal pedestrian access.

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 A (£1,548 per annum. Charges for 2024/2025).

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.

