



Total area: approx. 102.5 sq. metres (1103.0 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.



College Street Irthlingborough NN9 5TU
Freehold Price £320,000

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



Offered with no upward chain and situated on a corner plot close to Irthlingborough's High Street shops and amenities is this individually built and established three bedroomed detached property. The property is offered in excellent condition featuring a generous sized garden and ample off road parking for approx. three cars leading to a single attached garage. Further benefits include a recently refitted kitchen, modern bathroom, uPVC double glazing, gas radiator central heating and offers a character fireplace, exposed floor boards and picture rails. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom, rear garden, brick store, separate W.C., single garage and a driveway.

Enter via uPVC front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, parquet flooring, window to side aspect, under stairs storage cupboard, picture rail, cloak cupboard, doors to:

Lounge

16' 0" x 11' 9" (4.88m x 3.58m)

Window to front aspect, radiator, solid fuel character fireplace with raised hearth, exposed floorboards, coving to ceiling, double doors to:

Dining Room

10' 4" x 9' 10" (3.15m x 3m)

French doors to rear aspect with side screens, window to side aspect, radiator, exposed floor boards, coving to ceiling.

Kitchen

11' 8" x 8' 3" (3.56m x 2.51m) (This measurement includes area occupied by 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, tiled splash backs, range cooker space, under cupboard lighting, window to rear aspect, door to side aspect with side screen, concealed gas boiler serving domestic hot water and central heating systems, contemporary radiator, extractor, plumbing for dish washer, spotlights to ceiling, tiled floor, space for American sized fridge/freezer.

Side lobby

Doors to front and rear aspects, door to garage, separate W.C., brick store measuring 8' 7" x 8' 5" with plumbing for washing machine, light connected.

First Floor Landing

Window to side aspect, coving to ceiling, picture rail, loft access, airing cupboard with shelving, doors to:

Bedroom One

11' 9" x 11' 3" (3.58m x 3.43m)

Window to front aspect, built in double wardrobe, radiator, coving to ceiling.

Bedroom Two

11' 7" x 10' 3" (3.53m x 3.12m)

Window to rear aspect, radiator, built in double wardrobe, coving to ceiling.

Bedroom Three

9' 5" x 8' 5" (2.87m x 2.57m)

Window to rear aspect, radiator, laminate flooring, coving to ceiling.

Bathroom

Fitted to comprise low flush W.C, pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, radiator, window to front aspect, storage cupboard.

Outside

Front - Block paved driveway providing off road parking for numerous cars, border stocked with bushes, enclosed by low brick and stone walling, leading to:

Single Garage - Measuring 17' 7" max. x 8' 9" max. with up and over door, power and light connected.

Rear - Paved patio, outside tap, steps down to generous sized main lawn, various trees and bushes, enclosed by wooden panelled fencing and stone walling. Door to garage. Garden enjoys a south westerly aspect.

Energy Performance Rating

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

Council Tax

We understand the council tax is band D (£2,322 per annum. Charges for 2024/25).

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.

