



Total area: approx. 70.7 sq. metres (761.0 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.

**Portland Road Irthlingborough NN9 5SZ**  
**Freehold Price £250,000**

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.

**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 is this extended and established two bedroomed semi detached property situated in a cul de sac within the popular 'Knightlands' estate featuring off road parking for numerous cars with carport with garage and a rear garden measuring approx. 100ft in length with fish pond and workshop/playroom. Further benefits include gas radiator central heating, uPVC double glazing, refitted kitchen with a wide range of integrated appliances, refitted shower room and offers two double bedrooms and a 27ft kitchen/dining room. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, down stairs shower room, landing, two bedrooms, front and rear gardens, single garage, carport and a driveway.**

Enter via part glazed front door to:

#### **Entrance Hall**

Stairs rising to first floor landing, laminate flooring, spotlights to ceiling, doors to:

#### **Lounge**

13' 9" x 10' 0" (4.19m x 3.05m)

Window to front aspect, radiator, laminate flooring.

#### **Downstairs Shower Room**

Refitted suite comprising low flush W.C., wall mounted wash hand basin with drawer under, corner shower cubicle, tiled splash backs, heated towel rail, spotlights to ceiling, window to rear aspect, vinyl flooring.

#### **Kitchen/Dining Room**

27' 3" x 9' 8" narrowing to 8' 4" (8.31m x 2.95m)(This measurement includes area occupied by kitchen units)

#### **Dining Area**

Under stairs storage cupboard, laminate flooring, spotlights to ceiling, contemporary radiator, through to:

#### **Kitchen/Breakfast Area**

Refitted kitchen comprising composite single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, breakfast bar, larder unit with bin storage, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, integrated induction hob, oven, extractor, dishwasher, fridge/freezer, washing machine, spotlights to ceiling, pan drawers, window to side aspect, French doors to rear aspect, wine rack, laminate flooring.

#### **First Floor Landing**

Laminate flooring, loft access, doors to:

#### **Bedroom One**

13' 8" x 10' 6" (4.17m x 3.2m)

Two windows to front aspect, radiator, laminate flooring, walk-in wardrobe.

#### **Bedroom Two**

13' 9" x 8' 4" (4.19m x 2.54m)

Two windows to rear aspect, radiator, laminate flooring.

#### **Outside**

Front - The garden is mainly lawned with concrete driveway providing off road parking for two/three cars leading to wooden double gates through to further off road parking and carport, leading to:

Single Prefabricated Garage - Measuring 19' 9" x 9' 6" with inspection pit.

Up and over door, outside tap, power connected.

Rear - Concrete patio with central paved pathway, ornamental fishpond, brick barbeque, main lawn, borders stocked with a range of flowers and shrubs, pear and apple trees, steps down to, wooden workshop/playroom measuring 14' 8" x 6' 9". Garden measures approximately 100ft in length from the rear of the kitchen extension.

#### **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 B (£1,806 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](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.**

