



Total area: approx. 92.9 sq. metres (1000.0 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.



Addington Road Irthlingborough NN9 5US
Freehold Price £225,000

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 and situated on the northern outskirts of Irthlingborough is this mature bay fronted three bed roomed semi detached property featuring a single storey extension to the rear, single detached garage and off road parking for approx. four cars. Benefits include uPVC double glazing, gas radiator central heating however the property is in need of significant refurbishment and re-decoration. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, study, utility room, three bedrooms, bathroom, rear garden, single garage and a driveway.

Enter via glazed front door, to:

Porch

Panelled walls, further glazed door to:

Entrance Hall

Stairs rising to first floor landing, radiator, coving to ceiling, door to:

Lounge/Dining Room

24' 9" max. into bay x 10' 9" (7.54m x 3.28m)

Lounge Area

Bay window to front aspect, radiator, coving to ceiling, T.V. point, telephone point.

Dining Area

Window to side and rear aspects, radiator, under stairs storage cupboard, coving to ceiling, door to:

Kitchen

14' 1" x 8' 9" (4.29m x 2.67m)(This measurement includes area occupied by kitchen units)

Fitted to comprise stainless steel 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, cooker space (electric), extractor, wall mounted gas boiler serving domestic hot water and central heating systems, plumbing for washing machine, fridge/freezer space, radiator, two windows to side aspect, glazed door to:

Utility Room/Home Office

11' 2" x 8' 3" (3.4m x 2.51m)(This measurement includes area occupied by kitchen units)

Window to rear aspect, further door to side aspect, radiator, a range of eye and base level units providing work surfaces, sliding door to:

Separate W.C.

Two piece suite comprising of low flush W.C., wall mounted wash hand basin, window to side aspect, tiled splash backs.

First Floor Landing

Loft access x two, coving to ceiling, doors to:

Bedroom One

14' 3" x 11' 2" (4.34m x 3.4m)

Two windows to front aspect, radiator, some panelled walls, fitted double wardrobe with sliding doors.

Bedroom Two

11' 5" max. to include wardrobes x 8' 4" (3.48m x 2.54m)

Window to rear aspect, radiator, fitted wardrobe with sliding double doors, further cupboard with shelving.

Bedroom Three

9' 0" x 7' 7" (2.74m x 2.31m)

Window to rear aspect, radiator, airing cupboard housing shelving and electric heater.

Outside

Front - Paved/gravelled driveway providing off road parking for numerous cars leading to double metal gates providing further off road parking to:

Single Brick Detached Garage - Measuring 10' 4" in width x 19' 7" in length, power and light connected, skylight, courtesy door to rear garden.

Rear - Comprises paved patio with gate through to main lawn in need of some cultivation, wooden shed, enclosed by wooden/concrete fencing and brick walling. Garden measures approximately 72ft in length.

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

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.

