



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.

Drayton Road Irthlingborough NN9 5TA 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
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Offered with no upward chain is this established two bed roomed semi detached bungalow featuring a generous sized loft room and off road parking. Benefits include gas radiator central heating and PVC double glazing however the property does require further refurbishment and redecoration. The accommodation briefly comprises entrance hall, lounge, kitchen/breakfast room, two bedrooms, wet room, separate W.C., loft room, front, side and rear garden and a driveway.

Enter via glazed front door with side screens leading through to:

Entrance Hall

Laminate flooring, radiator, pull down ladder to loft room, doors to:

Lounge

14' 9" into bay x 11' 3" (4.5m x 3.43m)

Bay window to front aspect, laminate flooring, brick style fireplace, radiator.

Kitchen/Breakfast Room

15' 5" max. x 10' 0" (4.7m x 3.05m)(This measurement includes area occupied by kitchen units)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of base level units with work surfaces and tiled splash backs, built-in appliances comprising oven with four ring gas hob, radiator, plumbing and space for washing machine, fridge/freezer space, window to both sides, vinyl flooring, door to side aspect, wooden panelled ceiling.

Bedroom One

13' 5" x 11' 4" (4.09m x 3.45m)

Door and windows to rear aspect, radiator, laminate flooring.

Bedroom Two

10' 3" x 9' 0" (3.12m x 2.74m)

Window to front aspect, laminate flooring, radiator, telephone point.

Wet Room

Comprising wall mounted wash hand basin, wall mounted shower, fully tiled, window to side aspect, radiator, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems with shelving under, wall mounted electric heater.

Separate W.C.

Comprising low flush W.C. with window to side aspect and vinyl flooring.

Loft Room

17' 2" x 12' 5" (5.23m x 3.78m)

Window to side and rear aspects, fitted wardrobes and radiator with further eaves storage.

Outside

Front - Mainly gravelled and stocked with a selection of bushes, shrubs and trees, hedgerow and low wooden fencing.

Side - Double metal gates leading to concrete driveway providing off road parking for one car, further lawn and enclosed by wooden fencing.

Rear - Paved patio, steps down to further patio with main lawn and gravelled border stocked with bushes, wooden shed, gated side pedestrian access, garden is enclosed by wooden panelled fencing and enjoys a southerly 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 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.

