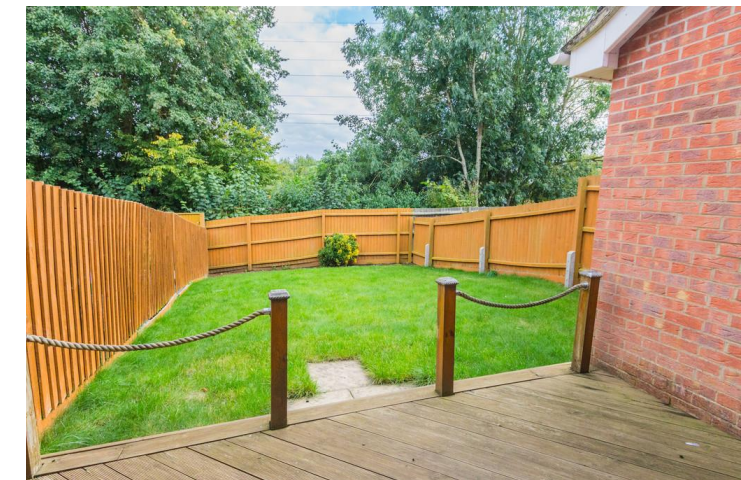


Total area: approx. 54.8 sq. metres (589.3 sq. feet)



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.

Ryehill Close Irthlingborough NN9 5FB
Freehold Price 'Offers in excess of' £219,000

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 and backing on to Nene Valley is this immaculate modern two bed roomed semi detached property situated on the southern outskirts of the popular 'Pinetree's' estate. Benefits include uPVC double glazing, gas radiator central heating, built in kitchen appliances and offers fitted wardrobes to the master bedroom, brand new carpets fitted and off road parking for two cars. The accommodation briefly comprises porch, lounge, kitchen/dining room, landing, two bedrooms, bathroom, front and rear gardens, single attached garage and a driveway.

Enter via composite part glazed front door through to:

Porch

Further door through to:

Lounge

17' 0" x 10' 8" (5.18m x 3.25m)

Window to front aspect, radiator, telephone point, T.V. point, stairs rising to first floor landing, coving to ceiling, door through to:

Kitchen/Dining Room

10' 7" x 10' 6" (3.23m x 3.2m) (This measurement includes area occupied by kitchen units)

Fitted to comprise single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built-in appliances comprising electric oven, four ring gas hob, extractor fan over, fridge space, plumbing and space for washing machine, wall mounted gas boiler serving domestic hot water and central heating systems, composite part glazed door and window to rear aspect, radiator, vinyl flooring.

First Floor Landing

Loft access, cupboard housing water cylinder, doors to:

Bedroom One

10' 8" max. including wardrobes x 10' 6" (3.25m x 3.2m)

Window to rear aspect, radiator, built-in double wardrobe, telephone point.

Bedroom Two

10' 8" x 7' 4" (3.25m x 2.24m)

Window to front aspect, radiator.

Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower attachment over, tiled splash backs, window to side aspect, extractor fan, radiator.

Outside

Front - Mainly lawn with tree, driveway providing off road parking for two cars leading to;

Single detached brick garage - Up and over door, power and light connected. The garage measures 18ft 6" in length.

Rear - Comprises of wooden deck with rope balustrade, courtesy door through to garage, step down to main lawn with border, enclosed by wooden panelled fencing. The garden enjoys a private aspect from the rear backing onto Nene Valley with a south easterly aspect.

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 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.

