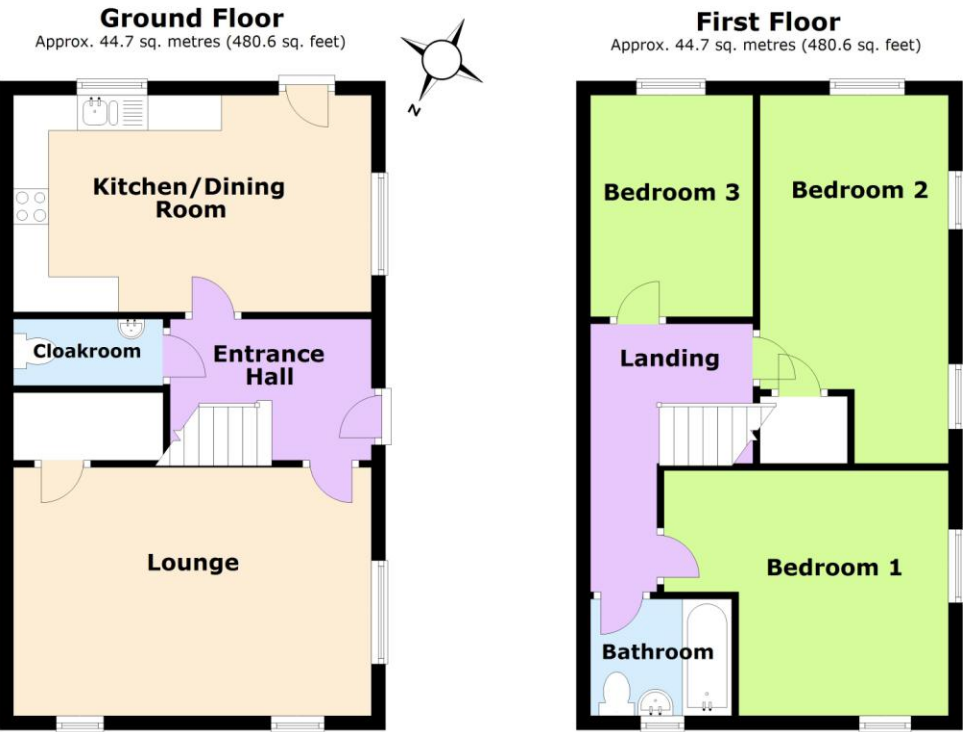


Sapphire Street Irthlingborough

richard james

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Sapphire Street Irthlingborough NN9 5GX Freehold Price £270,000

Wellingborough Office ☐
27 Sheep Street Wellingborough
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01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office ☐
74 High Street Rushden
Northants NN10 0PQ
01933 480480



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 surveyors 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.

A very well proportioned modern three bedroomed semi detached property with an Aldi supermarket and Nene Park Medical Centre a short walk away. Benefits include gas radiator central heating, uPVC double glazing, integrated kitchen appliances and offers three good sized bedrooms, low maintenance gardens and off road parking for two cars, The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms, bathroom, front and rear gardens and a driveway.

Enter via part-glazed front door, leading through to:

Entrance Hall

Stairs rising to first floor landing, radiator, telephone point, under stairs storage area, doors to:

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin with tiled splash back, radiator, vinyl flooring, extractor vent.

Lounge

16' 7" x 11' 8" (5.05m x 3.56m)

Two windows to front aspect, further window to side aspect, radiator, two T.V. points, under stairs storage cupboard.

Kitchen/Dining Room

16' 7" x 10' 4" (5.05m x 3.15m)(This measurement includes area occupied by kitchen units)

Fitted to comprise one and a half bowl stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, a range of AEG appliances comprising oven, four ring gas hob, extractor fan over, fridge/freezer space, radiator, window to side and rear aspects, part-glazed door to rear aspect, vinyl flooring, concealed wall mounted gas boiler serving domestic hot water and central heating systems, space and plumbing for washing machine.

First Floor Landing

Loft access, radiator, doors to:

Bedroom One

13' 2" x 11' 8" (4.01m x 3.56m)

Window to front and side aspects, radiator.

Bedroom Two

17' 2" max. x 8' 7" (5.23m x 2.62m)

Two windows to side aspect, further window to rear aspect, radiator, storage cupboard.

Bedroom Three

10' 4" x 7' 7" (3.15m x 2.31m)

Window to rear aspect, radiator, telephone point.

Bathroom

Three piece suite comprising low flush W.C., pedestal wash hand basin, panelled bath with chrome shower over, tiled splash backs, window to front aspect, radiator, shaver point, extractor.

Outside

Front - Laid with artificial lawn with slate border, paved pathway to the side with slate border.

Rear - Comprises paved patio with gravel border, wooden shed, outside tap, steps down to main garden which is in need of some cultivation, enclosed by wooden panelled fencing, gated side access is provided.

Material Information The property Tenure is Freehold.

Energy Performance Rating

This property has an energy rating of TBC . 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 enter year).

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.

