

# Rectory Gardens Irthlingborough

richard james

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## Rectory Gardens Irthlingborough NN9 5LA Freehold Price 'Offers in excess of' £235,000

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 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.

**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 David Wilson built three bedroomed three storey townhouse situated close to Irthlingborough's shops and amenities with benefits to include gas radiator central heating, uPVC double glazing, built in kitchen appliances and offers built in wardrobes to two bedrooms, three double bedrooms and a single garage with off road parking to the rear. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, cloakroom, three bedrooms with en suite shower room to master, bathroom, front and rear gardens, garage and off road parking.

Enter via front door to:

**Entrance Hall**

Radiator, door to:

**Lounge**

15' 8" x 12' 0" (4.78m x 3.66m)

Box bay window to front aspect, radiator, T.V. point, door to:

**Kitchen/Dining Room**

15' 5" x 9' 7" (4.7m x 2.92m) (This measurements includes the area provided by the kitchen units)

**Kitchen Area**

Comprising one and a half bowl single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, tiled splash backs, built in oven, gas hob, extractor, plumbing for washing machine, fridge/freezer space, wall mounted gas boiler serving domestic hot water and central heating system, larder unit, window to rear aspect, tiled floor.

**Dining Area**

French door to rear aspect, double radiator, door to:

**Cloakroom**

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, extractor, radiator, tiled floor.

**First Floor Landing**

Airing cupboard housing water cylinder and shelving, doors to:

**Bedroom Two**

15' 4" x 8' 7" (4.67m x 2.62m)

Two windows to rear aspect, two radiators, built in double wardrobe.

**Bedroom Three**

10' 2" x 8' 6" (3.1m x 2.59m)

Window to front aspect, radiator.

**Bathroom**

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, double radiator, shaver point, extractor, tiled floor.

**Inner Landing**

Window to front aspect, radiator, stairs rising to bedroom one.

**Bedroom One**

12' 2" x 12' 2" (3.71m x 3.71m)

Window to front aspect, double radiator, range of built in wardrobes, eaves storage, door to:

**Ensuite Shower Room**

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, radiator, Velux skylight to rear aspect, shaver point, extractor, tiled splash backs.

**Outside**

Front - Laid with slate chippings, enclosed by metal railings.

Rear - Paved patio, outside tap, gated pedestrian access, main lawn with gravel border, shed, enclosed by wooden panelled fencing.

Single Garage - Up and over door, off road parking for one car.

**Matieral Information**

We understand that the maintenance charge is approximately £200 per annum. This information is only given as a guide and should be clarified by your legal representative before entering into a legal commitment to purchase the property.

**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 C (£2,163 per annum. Charges for 2025/2026).

**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 client's 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.**

