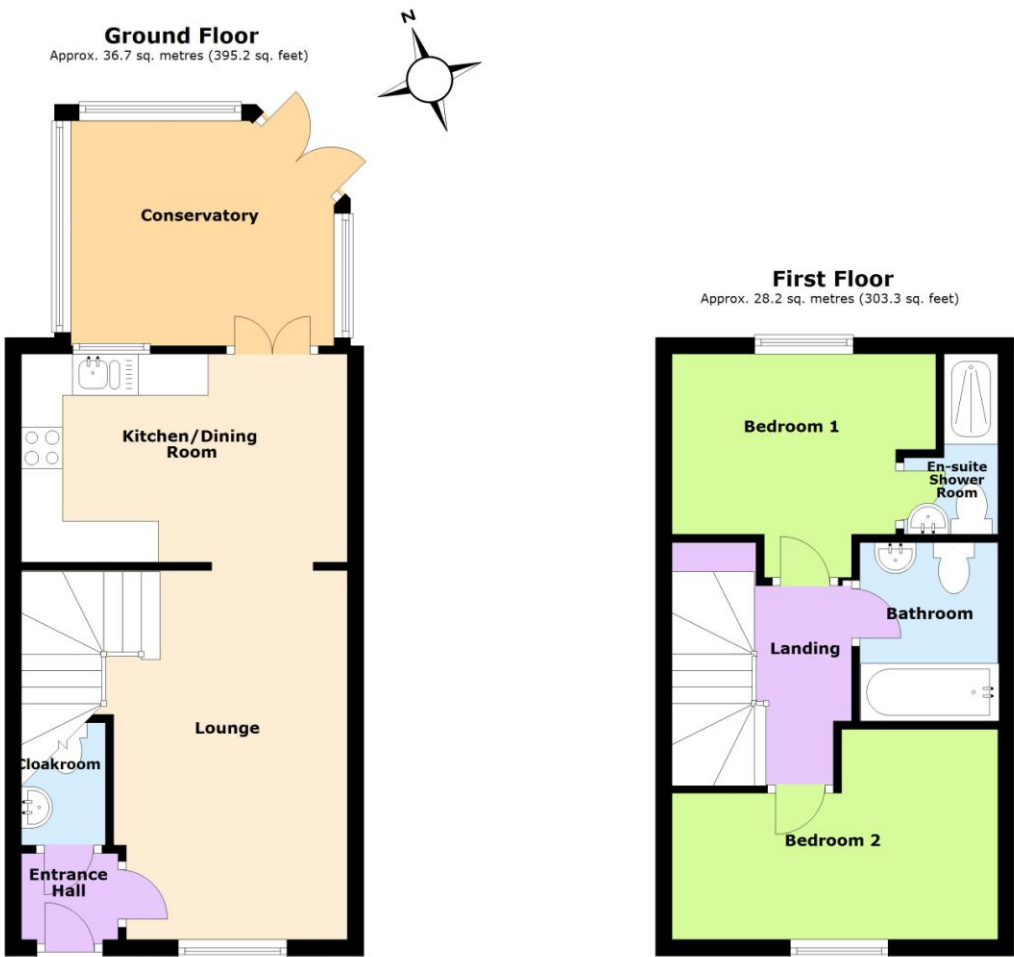


Wardens Lane Irthlingborough

richard james

www.richardjames.net



Wardens Lane, Irthlingborough NN9 5GT
Freehold Price 'Offers in excess of' £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 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



Situated in a cul de sac off Finedon Road and originally constructed by Bloor Homes is this well presented two bedroomed end terraced property featuring a brick/uPVC conservatory and single garage with off road parking to the rear. Further benefits include gas radiator central heating, uPVC double glazing, built in stainless steel kitchen appliances and offers an en suite shower room to the master bedroom and low maintenance gardens. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, conservatory, landing, two bedrooms with en suite shower room to master, bathroom, front and rear gardens, single garage and off road parking.

Enter via part glazed front door, radiator, door to:

Cloakroom

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

Lounge

15' 0" x 10' 5" (4.57m x 3.18m)

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

Kitchen/Dining Room

13' 6" x 8' 5" (4.11m x 2.57m))(This measurement includes the area provided by the 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, built in electric oven, electric hob, extractor, washing machine, fridge/freezer, window and French door to rear aspect, radiator, concealed all mounted gas boiler serving domestic hot water and central heating systems, wine rack, vinyl flooring.

Conservatory

10' 4" x 9' 0" (3.15m x 2.74m)

Of brick/uPVC construction, tiled floor, perspex roof, power connected, French door to garden.

First Floor Landing

Loft access, doors to:

Bedroom One

10' 8" max into recess x 10' 1" (3.25m x 3.07m)

Window to rear aspect, radiator, TV point, fitted wardrobes, bedside tables and overhead storage lockers, door to:

Ensuite Shower Room

Comprising low flush W.C., wall mounted wash hand basin, double shower cubicle, radiator, electric shaver point, extractor, spotlights to ceiling, vinyl flooring.

Bedroom Two

13' 6" x 7' 8" max (4.11m x 2.34m)

Window to front aspect, radiator, fitted storage cupboards.

Bathroom

Fitted to comprise low flush W.C., wash hand basin, panelled bath with shower attachment, radiator, shaver point, spotlights to ceiling, vinyl flooring.

Outside

Front - Paved and gravelled.

Rear - Comprising paved patio, water tap, main lawn, wooden shed, enclosed by wooden panelled fencing, gated side pedestrian access, courtesy door to garage.

Single Garage -Measuring 17'6" x 8'4" Up and over door to the rear with off road parking for one car.

Material Information

The property is tenure is freehold. We understand that there is a maintenance charge of approximatley £270 per annum. These details should be checked by the purchaser's legal representative before entering a commintement to purchase.

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.

