

# Ebbw Vale Road Irthlingborough

richard james

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Ebbw Vale Road Irthlingborough NN9 5YB  
Freehold Price £290,000

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 on a corner plot is this Persimmon built three bedroomed detached property constructed to their 'Marlborough' design benefiting from uPVC double glazing, gas radiator central heating, built in kitchen appliances and offers an en-suite shower room and built in wardrobes to the master bedroom and offroad parking for two cars leading to a single garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, utility room, three bedrooms with en suite shower room to master, bathroom, front, side and rear gardens, driveway and a garage.

Enter via front door to:

**Entrance Hall**  
Stairs rising to first floor landing, radiator, laminate flooring.

**Lounge**  
16' 7" x 10' 3" (5.05m x 3.12m)  
Bay window to side aspect, window to front aspect, two radiators, T.V. point, coving to ceiling, laminate flooring.

**Kitchen/Dining Room**  
16' 7" x 9' 8" (5.05m x 2.95m)(This measurement includes the area provided by the kitchen units)  
Fitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built in oven, gas hob, extractor, fridge/freezer space, tiled flooring, window and sliding patio door to side aspect, window to front aspect, radiator, coving to ceiling, arch to:

**Utility Room**  
Comprising work surface, tiled splash backs, wall mounted gas boiler serving domestic hot water and central heating systems, tiled flooring, plumbing for washing machine, dishwasher space, door to:

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

**First Floor**  
Landing Loft access, airing cupboard housing water cylinder and shelving, doors to:

**Bedroom One**  
13' 0" narrowing to 10' 1" x 10' 8" (3.96m x 3.25m)  
Window to front aspect, radiator, T.V. point, built in double wardrobe, telephone point, door to:

**Ensuite Shower Room**  
Comprising low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, radiator, window to front aspect, extractor.

**Bedroom Two**  
10' 3" x 9' 6" (3.12m x 2.9m)  
Window to front aspect, radiator.

**Bedroom Three**  
7' 2" x 6' 8" (2.18m x 2.03m)  
Window to side aspect, radiator.

**Bathroom**  
Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, radiator, window to side aspect.

**Outside**  
Front - Stocked with bushes extending to the side, driveway providing off road parking for two cars leading to:

Garage - Up and over door, power and light connected.

Rear - Paved patio, main lawn, courtesy door to garage, gated pedestrian access, enclosed by brick walling and wooden panelled fencing. garden enjoys a southerly aspect.

**Material Information**  
The property Tenure is Freehold.

**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 (£2,063.87 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.

**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](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.**

