

McGibbon Walk Irthlingborough

richard james

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McGibbon Walk, Irthlingborough NN9 5PB
Freehold Price £240,000

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Irthlingborough Office ☐
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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.

Offered with no upward chain and situated in a cul de sac is this established four bedroomed detached property with benefits to include uPVC double glazing and gas radiator central heating and offers off road parking for one car and a single garage. Please not the property is in need of refurbishment and re-decoration. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, four bedrooms, bathroom, front ,side and rear gardens, garage and driveway.

Entry via part-glazed front door with side screen through to:

Entrance Hall

Stairs rising to first floor landing, radiator, under stairs storage cupboard, further cloaks cupboard, door to:

Cloakroom

Fitted to comprise low flush W.C, wall mounted wash hand basin with tiled splash backs, radiator, window to side aspect.

Kitchen/Dining Room

17' 5" x 10' 5" (5.31m x 3.18m)

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, five ring gas hob, double oven, integrated extractor fan over, fridge/freezer space, space for washing machine and tumble dryer, floor mounted gas boiler serving domestic hot water and central heating systems (not tested), glazed door and window to side aspect, tiled floor, window to rear aspect, radiator, glazed double doors through to:

Lounge

16' 8" x 11' 0" (5.08m x 3.35m)

Box bay window to front aspect, radiator, electric fire with feature surround, tv point, window to rear aspect, further radiator.

First Floor Landing

Window to front aspect, radiator, airing cupboard housing water cylinder with shelving over, doors through to:

Bedroom One

10' 5" x 10' 3" (3.18m x 3.12m)

Window to rear aspect, radiator.

Bedroom Two

11' 3" x 10' 0" (3.43m x 3.05m)

Window to rear aspect, radiator.

Bedroom Three

10' 5" x 6' 7" (3.18m x 2.01m)

Window to rear aspect, radiator, loft access.

Bedroom Four

8' 0" x 6' 5" (2.44m x 1.96m)

Window to front aspect, radiator.

Bathroom

Comprising low flush W.C, pedestal hand wash basin, paneled bath with shower over, tiled splash backs, window to front aspect, radiator.

Outside

Front and side garden - Mainly lawn however in need of some cultivation, gravel driveway providing off road parking for one car leading to:

Single Garage - With up and over door.

Rear - Paved patio, outside tap, gated side pedestrian access, main lawn also in need of some cultivation, enclosed by wooden panelled fencing and brick walling.

Energy Performance Rating

This property has an energy rating of E. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band C (£2163.71) 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.

