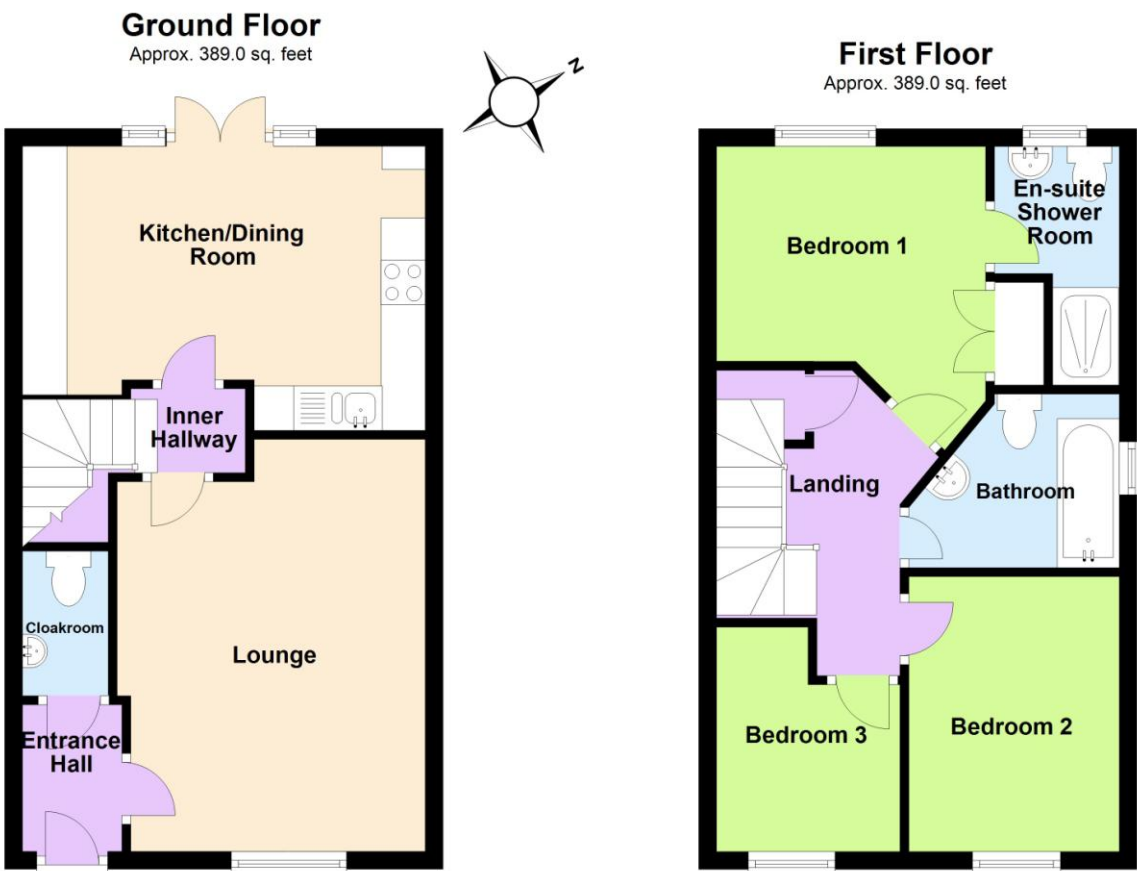


# Chimney Crescent Irthlingborough

richard james

www.richardjames.net



Total area: approx. 778.1 sq. feet



## Chimney Crescent Irthlingborough NN9 5WF Freehold Price £220,000

**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



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 very competitively priced Persimmon built three bedroomed semi detached property with features to include gas radiator central heating, uPVC double glazing, built in kitchen appliances, built in wardrobes to the master bedroom and offers off road parking for two cars and low maintenance gardens. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms with en suite shower room to master, bathroom, front and rear gardens and a driveway.

Entry via front door through to:

**Entrance Hall**

Radiator, laminate floor, doors to:

**Cloakroom**

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

**Lounge**

15' 1" max x 11' 3" max (4.6m x 3.43m)

Window to front aspect, radiator, TV point, USB points, laminate flooring, door through to:

**Inner Hallway**

Stairs rising to first floor landing, laminate flooring, further door through to:

**Kitchen/Dining Room**

14' 8" x 10' 8" max (4.47m x 3.25m)

Fitted to comprise one and a half bowl stainless steel single drainer sink unit with cupboard under, a rang of eye and base level units with work surfaces, integrated stainless steel oven, four ring electric hob, extractor fan over, plumbing for washing machine, space for dishwasher, fridge/freezer space, tiled floor, radiator, larger unit, French door with side screens to rear aspect.

**First Floor Landing**

Loft access, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, doors to:

**Bedroom One**

9' 8" x 11' 5" max narrowing to 8'8" (2.95m x 3.48m)

Window to rear aspect, radiator, TV point, built in double wardrobe, door through to:

**Ensuite Shower Room**

Comprising low flush W.C, pedestal hand wash basin, double shower cubicle, radiator, window to rear aspect, vinyl floor.

**Bedroom Two**

9' 5" x 8' 0" (2.87m x 2.44m)

Window to front aspect, radiator, TV point.

**Bedroom Three**

8' 4" max x 6' 6" (2.54m x 1.98m)

Window to front aspect, radiator.

**Bathroom**

Comprising pedestal hand wash basin, low flush W.C, panelled bath with shower attachment, tiled splash back, radiator, window to side aspect, ceiling mounted extractor.

**Outside**

Front - Garden is stocked with bushes and shrubs, drive way providing off-road parking for 2 cars.

Rear - Comprising paved patio, outside water tap, gated side pedestrian access, artificial lawn with border stocked with bushes, flowers and scrubs, further raised bed stocked with scrubs, wooden shed, garden is enclosed by wooden panel fencing.

**Material Information**

The tenure of this property 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 (£1,893 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](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.**

