



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



**Jubilee Street Irthingborough NN9 5RL**  
**Freehold Price 'Offers in excess of' £180,000**

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 estateagents 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 Irthingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Offered with no upward chain is this bay fronted two/three bed roomed mid terraced property featuring character fireplaces, a generous sized rear garden, built in kitchen appliances and a refitted ground floor bathroom. Further benefits include gas radiator central heating, uPVC double glazing and offers separate reception rooms and three bedrooms (please note - access to bedroom 3 is via bedroom 2). The accommodation briefly comprises lounge, dining room, kitchen, down stairs bathroom, lean-to, two/three bedrooms, front and rear gardens.**

Entry via part glazed uPVC front door though to:

#### **Lounge**

Telephone point, laminate flooring, radiator, character fireplace with solid fuel with wooden surround and tiled hearth, through to:

#### **Inner Hallway**

Stairs rising to first floor landing, door through to:

#### **Dining Room**

14' 1" x 10' 3" (4.29m x 3.12m)

Laminate flooring, under stairs storage cupboard, character fireplace with wooden surround, built in cupboards and drawer to chimney breast recess, door through to:

#### **Kitchen**

9' 2" x 6' 4" (2.79m x 1.93m)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces with tiled splash backs, built-in stainless steel oven, four ring gas hob and extractor over, plumbing for washing machine, vinyl flooring, fridge/freezer space, part glazed door and window to side aspect, through to:

#### **Lean To**

7' 4" x 8' 0" (2.24m x 2.44m)

Off uPVC construction with perspex roof, French door to garden, laminate flooring.

#### **Downstairs Bathroom**

Refitted to comprise vanity sink with draws under, low flush W.C, 'P' shape bath with chrome shower over, tiled splash backs, chrome towel rail, window to side aspect, further window to rear aspect.

#### **First Floor Landing**

Loft access, doors to:

#### **Bedroom One**

14' 3" x 10' 2" (4.34m x 3.1m)

Window to front aspect, laminate flooring, character fireplace, radiator, built-in wardrobe.

#### **Bedroom Two**

14' 2" x 10' 5" (4.32m x 3.18m)

Window to rear aspect, laminate flooring, radiator, character fireplace, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, door through to:

#### **Bedroom Three/Study**

8' 8" x 6' 5" (2.64m x 1.96m)

Window to rear aspect, radiator.

#### **Outside**

Front - Gravelled, enclosed by low brick walling.

Rear - Comprising paved patio, outside water tap, generous main lawn, mature tree, garden is enclosed by wooden panel fencing and brick walling. Rear gated pedestrian access.

#### **Material Information**

The tenure of this property is freehold.

#### **Energy Performance Rating**

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

#### **Council Tax**

We understand the council tax is band A (£1,622 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.

#### **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.**

