



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.



## Wellingborough Road Irthlingborough NN9 5RF Freehold Price 'Offers in excess of' £190,000

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.

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01933 224400

**Irthlingborough Office**   
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**Rushden Office**   
74 High Street Rushden  
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**Offered with no upward chain is this mature two bedrooomed end of terraced property featuring a double width driveway with wooden garage and a generous sized rear garden measuring approx. 100ft in length. Further benefits include gas radiator central heating, uPVC double glazing, modern kitchen, refitted bathroom and offers separate reception rooms and two double bedrooms.. The accommodation briefly comprises lounge, inner hall, dining room, galley kitchen, separate W.C., two bedrooms with en suite bathroom to master, front and rear gardens, oversized garage and a double width driveway. The accommodation briefly comprises lounge, inner hall, dining room, galley kitchen, separate W.C., two bedrooms with en suite bathroom to master, front and rear gardens, oversized garage and a double width driveway.**

Entry via uPVC stable door through to:

#### Lounge

12' 7" into chimney breast recess x 12' 4" max into bay (3.84m x 3.76m)

Bay window to front aspect, radiator, solid fuel character fireplace, fitted cupboard to chimney breast recess, wooden effect flooring, coving to ceiling, multi-paned door through to:

#### Inner Hallway

Stairs rising to first floor landing, wooden effect flooring, further multi paned door through to:

#### Dining Room

12' 5" x 10' 4" (3.78m x 3.15m)

Under stairs storage cupboard with fitted shelving, solid fuel fireplace with feature surround and raised hearth, French door to rear aspect, wooden effect flooring, radiator, coving to ceiling, spotlights to ceiling, through to:

#### Kitchen

16' 11" x 5' 8" (5.16m x 1.73m)

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 with tiled splash backs, integrated appliances comprising stainless steel double oven, ceramic Neff four ring hob, extractor fan over, space for fridge and separate freezer, plumbing for washing machine, space for slimline dishwasher, radiator, wooden effect flooring, three windows to side aspect, spotlights to ceiling, door through to:

#### Downstairs W.C.

Refitted to comprise low flush W.C, wall mounted hand wash basin, tiled splash backs, radiator, window to side aspect, wooden effect flooring, spotlights to ceiling.

#### First Floor Landing

Loft access, doors to:

#### Bedroom One

12' 6" x 10' 5" (3.81m x 3.18m)

Window to rear aspect, character fireplace, radiator, coving and spotlights to ceiling, laminate flooring, door through to:

#### Ensuite Bathroom

8' 6" x 5' 9" (2.59m x 1.75m)

Refitted to comprise low flush W.C, vanity sink with cupboard under, panelled bath with shower attachment, window to rear aspect, tiled floor, radiator, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems.

#### Bedroom Two

12' 7" x 10' 3" (3.84m x 3.12m)

Window to front aspect, radiator, stripped floorboards, character fireplace with tiled hearth, spotlights to ceiling, built-in wardrobe.

#### Outside

Front - Stocked with bushes, enclosed by low brick walling.

Side - Double width driveway providing off-road parking for four cars, leading to

Oversized garage - Of wooden construction with double doors, measuring 18' 8" x 13' 1", shared side pedestrian access, through to:

Rear - Concrete courtyard enclosed by brick walling, further gate through to shared pedestrian access to:

Rear Garden - Of a generous size and in need of some cultivation, main lawn with border stocked with various bushes and shrubs, metal greenhouse, workshop, various trees, bamboo, enclosed by mainly wooden panelled fencing.

#### Material Information

The tenure of this property is freehold.

#### 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 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.

#### 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.

