



Total area: approx. 117.7 sq. metres (1267.1 sq. feet)



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.

Presland Way Irthlingborough NN9 5UL  
 Freehold Price 'Offers in Excess Of' £280,000

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 surveyor's 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.

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 27 Sheep Street Wellingborough  
 Northants NN8 1BS  
 01933 224400

**Irthlingborough Office**   
 28 High Street Irthlingborough  
 Northants NN9 5TN  
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**Rushden Office**   
 74 High Street Rushden  
 Northants NN10 0PQ  
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**Situated within a popular estate off Wellingborough Road offering excellent access to Wellingborough Railway Station and presented in good order throughout is this modern David Wilson built 3/4 bed roomed three storey end of terraced townhouse with features to include uPVC double glazing, gas radiator central heating, built in kitchen appliances and offers two en suite shower rooms, fitted wardrobes to three bedrooms and off road parking for two cars. The accommodation briefly comprises Ground floor - entrance hall, bedroom two with en suite shower room, garden room/bedroom four, utility room, First floor - lounge/dining room, kitchen/breakfast room, Second floor - two further bedrooms with en suite shower room to master, family bathroom, front and rear gardens, garage and a driveway.**

Entry via front door through to:

**Entrance Hall**

Stairs rising to first floor landing, two radiators, cloaks cupboard, under stairs cupboard, tiled flooring, telephone point, doors to:

**Bedroom Two**

10' 0" x 9' 1" (3.05m x 2.77m)

Window to front aspect, radiator, built-in double wardrobe, door through to:

**Ensuite Shower Room**

Three piece suite comprising low flush W.C, pedestal hand wash basin, double shower cubicle, wall chrome shower over, tiled splash backs, shaver point, radiator, tiled floor, ceiling mounted extractor.

**GARDEN ROOM/BEDROOM FOUR**

9' 9" x 9' 2" max (2.97m x 2.79m)

French door to rear aspect, radiator, tiled floor.

**Utility Room**

6' 2" x 6' 5" (1.88m x 1.96m)

Worksurface with eye and base level units, tiled splash backs, wall mounted gas boiler serving domestic hot water and central heating systems, plumbing for washing machine, tumble dryer space, radiator, tiled floor, part-glazed door to rear aspect, ceiling mounted extractor.

**First Floor Landing**

Radiator, laminate flooring, stairs rising to second floor landing, doors to:

**Lounge/Dining Area**

16' 3" x 16' 0" max into dining area (4.95m x 4.88m)

Lounge Area - Two windows to front aspect, radiator, electric fire with feature surround, raised hearth, telephone point, TV point, laminate flooring.

Dining Area - Further radiator, laminate flooring.



**Kitchen/Breakfast Room**

16' 2" x 10' 0" max (4.93m x 3.05m)

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 with tiled splash backs, built-in stainless steel oven with four ring gas hob and extractor over, fridge space, separate freezer space, plumbing for dishwasher, tiled flooring, breakfast bar, two windows to rear aspect, radiator.

**Second Floor Landing**

Window to side aspect at half landing, loft access, radiator, cupboard with fitted shelving, doors to:

**Bedroom One**

16' 2" x 11' 0" (4.93m x 3.35m)

Two windows to front aspect, radiator, built-in double wardrobe, telephone point, door to:

**Ensuite Shower Room**

Three piece suite comprising pedestal hand wash basin with low flush W.C, double shower cubicle, radiator, tiled flooring, shaver point, ceiling mounted extractor.

**Bedroom Three**

11' 7" max x 8' 6" (3.53m x 2.59m)

Window to rear aspect, radiator.

**Bathroom**

Comprising low flush W.C, pedestal hand wash basin, paneled bath with shower attachment over, tiled splash back, tiled flooring, window to rear aspect, shaver point and ceiling mounted extractor.

**Outside**

Front - Lawned with border stocked with bushes and enclosed by privet hedge, drive way providing off-road parking for 2 cars, leading to:

Single Garage - with up and over door, power and light connected.

Rear - Landscaped to comprise paved patio with slate chippings,



circular blocked paved area with gravelled border, stocked with bushes and shrubs, gated side pedestrian access, outside water tap, garden is enclosed by partly wooden panelled fencing and metal 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 D (£2,434 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.**

