

Victoria Street Irthlingborough

richard james

www.richardjames.net



Victoria Street Irthlingborough NN9 5TR
Freehold Price 'Offers in excess of' £180,000

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 set back from Victoria Street is this attractive bay fronted two bedroomed mid terraced property offering generous living space of approx. 1022 square feet with the added benefit of a single garage to the rear with off road parking for one small car. Further benefits include gas radiator central heating, a mixture of uPVC and sealed unit wooden framed double glazing and offers a 27ft lounge/dining room, a 19ft kitchen/breakfast room, two double bedrooms and a 52ft rear garden. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen/breakfast room, rear lobby, cloakroom, landing, two bedrooms, bathroom, front and rear gardens, single garage and off road parking. PLEASE NOTE THE PROPERTY IS IN NEED OF REFURBISHMENT AND REDECORATION THROUGHOUT.

Entry via part-glazed front door through to:

Entrance Hall

Stairs rising to first floor landing, radiator, multi paned door through to:

Lounge/Dining Room

27' 3" x 11' 8" (8.31m x 3.56m)

Bay window to front aspect, electric fire with stone affect surround, TV plinth and display shelving, coving to ceiling, two radiators, further window to rear aspect, further multi paned door through to:

Kitchen/Breakfast Room

19' 4" x 7' 9" (5.89m x 2.36m)

Fitted to comprise double bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, electric cooker space and point, plumbing for washing machine, two windows and part glazed door to side aspect, storage cupboard, tiled floor, breakfast bar, door through to:

Rear Lobby

Window to side aspect, panelled wall, door through to:

Cloakroom

Two piece suite comprising low flush W.C, wall mounted hand wash basin with tiled splash backs, radiator.

First Floor Landing

Loft access, separate shower cubicle, doors to:

Bedroom One

15' 3" x 11' 9" (4.65m x 3.58m)

Two windows to front aspect, two radiators, fitted wardrobes to chimney breast recess with storage lockers over, telephone point.

Bedroom Two

12' 11" x 9' 4" (3.94m x 2.84m)

Window to rear aspect, radiator.

Bathroom

12' 4" x 7' 9" (3.76m x 2.36m)

Fitted to comprise low flush W.C, pedestal hand wash basin, panelled bath, window to side aspect, radiator, cupboard housing wall mounted combination gas boiler serving domestic hot water and central heating systems with shelving over.

Outside

Front - Garden is mainly paved with bushes, enclosed by picket fencing.

Rear - Concrete paved area with outside water tap, shared gated pedestrian access, further large paved patio with wooden shed, main lawn, garden is enclosed by wooden panelled fencing and brick walling, garden length is 52ft. shared pedestrian access through to single pre-fabricated garage with up and over door and off-road parking for one small car.

Material Information

The tenure on 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 (£1,623 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

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.

