

Queen Street Irthlingborough

richard james

www.richardjames.net



Queen Street Irthlingborough NN9 5RW
Freehold Price 'Offers In Excess Of' £170,000

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 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.

A mature two bedroomed end of terrace property situated in a no through road off Victoria Street with benefits to include gas radiator central heating, uPVC double glazing, modern kitchen with built in appliances, modern first floor four piece bathroom suite and offers a 23ft lounge/dining room, two double bedrooms, a 59ft rear garden and a brick outbuilding for added storage. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, landing, two bedrooms, bathroom, front and rear garden and a brick outbuilding.

Entry via part glazed uPVC front door through to:

Entrance Hall

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

Lounge/Dining Room

23' 6" x 11' 1" (7.16m x 3.38m)

Lounge Area

Window to front aspect, radiator, wall mounted gas fire with marble surround and raised hearth (gas fire can't be currently used as chimney is capped off), cupboard to chimney breast recess housing gas meter.

Dining Area

Window to rear aspect, radiator, through to:

Kitchen

11' 3" x 7' 4" (3.43m x 2.24m)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, integrated stainless steel double oven with four ring gas hob, extractor over, fridge/freezer space, plumbing for washing machine, window and part glazed door to side aspect, radiator, under stairs storage cupboard, concealed wall mounted gas boiler serving domestic hot water and central heating systems.

First Floor Landing

Loft access, doors to:

Bedroom One

14' 6" x 11' 3" (4.42m x 3.43m)

Window to front aspect, radiator.

Bedroom Two

11' 8" x 8' 8" (3.56m x 2.64m)

Window to rear aspect, radiator.

Bathroom

11' 3" x 7' 5" (3.43m x 2.26m)

Four piece suite comprising low flush W.C, pedestal hand wash basin, panelled bath with shower attachment, tiled splash backs, corner shower cubicle with chrome shower, radiator, window to rear aspect.

Outside

Front - Garden is mainly gravelled with raised border, stocked with bushes enclosed by low brick walling

Rear - Paved concrete yard area, patio with outside tap, enclosed by wooden panelled fencing and brick walling, door though to outbuilding measuring 7ft 8 max x 8ft 9 max, gate to rear pedestrian shared access, further concrete paved patio with wooden pergola with various bushes, main lawn, mature conifer, garden is enclosed by wooden panelled fencing and measures approx 59ft in depth.

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 (£1,623 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

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.

