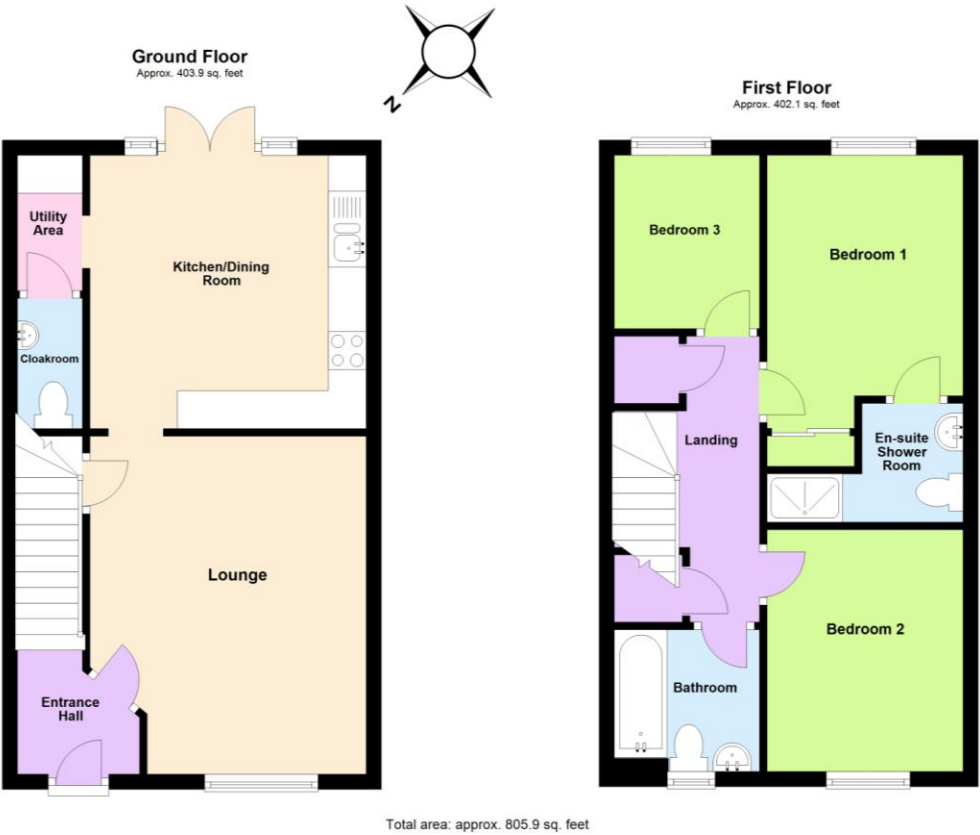


Gulliver Road Irthlingborough

richard james

www.richardjames.net



Total area: approx. 805.9 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.

Gulliver Road Irthlingborough NN9 5GR
Freehold Price 'Offers In Excess Of' £240,000

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 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.

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



Originally constructed by Bloor Homes and situated off Finedon Road is this very well presented three bedroomed mid terraced property with benefits to include gas radiator central heating, uPVC double glazing, integrated kitchen appliances, solar water heating and offers an en suite shower room to the master bedroom, down stairs cloakroom, utility area, low maintenance gardens and allocated off road parking for two cars. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, utility area cloakroom, three bedrooms with en suite shower room to master, bathroom, rear garden and allocated off road parking.

Entry via part-glazed composite front door through to:

Entrance Hall

Tiled floor, stairs rising to first floor landing, radiator, telephone point, door through to:

Lounge

14' 6" x 12' 2" (4.42m x 3.71m)

Window to front aspect, radiator, TV point, telephone point, under stairs storage cupboard, through to:

Kitchen/Dining Room

11' 8" x 11' 9" (3.56m x 3.58m)

Fitted to comprise one and half bowl single drainer stainless steel sink unit with cupboard under, a range of eye and base level units providing work surfaces with paneled splash backs, integrated stainless steel oven, four ring ceramic hob, extractor hood over, built in fridge/freezer, space for dishwasher, tiled floor, radiator, spotlights to ceiling, french door with side screens to side aspect, through to:

Utility Area

Work surface with eye and base level units, further eye level unit housing wall mounted gas boiler serving domestic hot water and central heating systems, plumbing for washing machine, door through to:

Cloakroom

Two piece suite comprising low flush W.C, wall mounted hand wash basin with tiled splash back, radiator, tiled flooring, ceiling mounted extractor.

First Floor Landing

Loft access, cupboard housing water cylinder, further storage cupboard, doors through to:

Bedroom One

10' 9" plus wardrobe x 8' 8" (3.28m x 2.64m)

Window to rear aspect, radiator, fitted wardrobe with sliding mirror doors, TV point, telephone point, door through to:

Ensuite Shower Room

Three piece suite comprising wall mounted hand wash basin, low flush W.C, double shower cubicle, chrome towel rail, shaver point, vinyl flooring, tiled splash backs, spotlights and extractor to ceiling.

Bedroom Two

10' 9" x 8' 8" (3.28m x 2.64m)

Window to rear aspect, radiator.

Bedroom Three

7' 5" x 6' 3" (2.26m x 1.91m)

Window to rear aspect, radiator.

Bathroom

Three piece suite comprising wall mounted hand wash basin, low flush W.C, panelled bath with chrome shower attachment with tiled splash backs, chrome towel rail, window to front aspect, shaver point, vinyl flooring, spotlights and extractor to ceiling.

Outside

Front - Mainly gravelled with bushes.

Rear - Comprising paved patio with path leading to the rear, gravelled border, steps up to artificial lawn, enclosed with wooden sleepers and brick walling, garden is enclosed by wooden panelled fencing, gated rear pedestrian access, wall mounted awning.

Material Information The tenure of this property is freehold.

Please note there is a Management Charge of Approx. £200 per annum for this property.

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 B (£1,893 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.

