



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.



Scarborough Street, Irthlingborough, NN9 5TT
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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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
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Situated in a no through road is this mature two bedroomeed mid-terraced property which has character features including fireplaces, sash windows, stripped internal doors, Victorian style radiators and quarry tiled flooring. Benefits include gas radiator central heating, shower room with built-in sauna, refitted kitchen and utility room, downstairs W.C. and a rear garden measuring 65ft in length. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, utility room, downstairs W.C., shower room with sauna, two bedrooms, front and rear gardens.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, quarry tiled flooring, spotlights, door to:

Lounge/Dining Room

24' 6" x 12' 4" (7.47m x 3.76m)

Lounge Area - measuring 12'4 x 12'3 - Sash window to front aspect, log burner with brick surround and tiled hearth, radiator, coving to ceiling, Tv and telephone point, exposed floor boards, dado rail.

Dining Area - measuring 12'0 x 12'4 - Sash window to rear aspect, character open fireplace with feature surround, TV point, coving to ceiling, radiator, dado rail, door to:

Kitchen

12' 7" x 7' 3" (3.84m x 2.21m)

Re-fitted to comprise ceramic one and a half bowl single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, tiled splash backs, gas cooker point, plumbing for dish washer, single glazed window and uPVC door to side aspect, radiator, laminate flooring, under stairs storage cupboard, spot lights to ceiling, opening to:

Utility Room

8' 0" x 7' 9" (2.44m x 2.36m)

Re-fitted to comprise base levels units providing work surfaces, tiled splash backs, built-in fridge freezer, plumbing for washing machine, tumble dryer space, window to side aspect, radiator, coving and wooden panelling to ceiling, laminate flooring, door to:

Cloakroom

Fitted to comprise low flush W.C., tiled splash backs, tiled floor, heated towel rail/radiator, window to side aspect, half height tiling, wooden panelling ceiling.

First Floor Landing

Radiator, loft access, spot lights to ceiling, built in storage cupboard, doors to:



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.

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.

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

