George Street Irthlingborough

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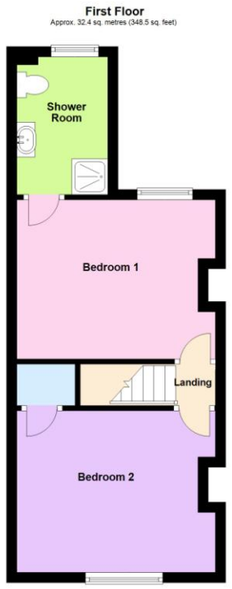

Total area: approx. 80.4 sq. metres (864.9 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.

George Street Irthlingborough NN9 5RH

Freehold Price 'Offers in excess of' £160,000

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 is this well presented mature bay fronted two bedroomed mid terraced property featuring uPVC double glazing, gas radiator central heating, modern kitchen with built in appliances, refitted shower room and offers separate reception rooms, two double bedrooms and a rear garden measuring approx. 68ft in length. The accommodation briefly comprises lounge, inner hall, dining room, kitchen, cloakroom, two bedrooms with en suite shower room to master, front and rear gardens.

Entry via part glazed uPVC front door through to:

Lounge
12' 8" x 12' 6" max into bay (3.86m x 3.81m)
Bay window to front aspect, radiator, living flamed gas fire with feature surround and raised hearth, under stairs storage area, telephone point, TV point, multi paned door through to:

Inner Hallway
Stairs rising to first floor landing, further multi paned door through to:

Dining Room
12' 8" max x 10' 2" (3.86m x 3.1m)
French door to rear aspect, radiator, door through to:

Galley Style Kitchen
15' 4" x 5' 9" (4.67m x 1.75m)(This measurement includes area occupied by the kitchen units)
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, integrated stainless steel oven, four ring electric hob and extractor over, two windows to side aspect, tiled floor, breakfast bar, radiator, space for washing machine, door through to:

Downstairs W.C.
Refitted to comprise low flush W.C, vanity sink with cupboard under, tiled splash backs, window to rear aspect, wall mounted extractor, tiled floor.

Lean-To
18' 0" x 5' 9" (5.49m x 1.75m)
Off block and uPVC construction, door to rear aspect, wall mounted gas boiler serving domestic hot water and central heating systems, radiator, water tap, perspex roof, power and light connected.

First Floor Landing
Doors to:

Bedroom One
12' 8" x 10' 3" (3.86m x 3.12m)
Window to rear aspect, radiator, TV point, door through to:

Ensuite Shower Room
8' 4" x 5' 9" (2.54m x 1.75m)
Refitted to comprise low flush W.C, vanity sink with drawers under, shower cubicle with chrome shower, fully tiled walls, tiled floor, chrome towel rail, window to rear aspect, wall mounted extractor, spotlights to ceiling.

Bedroom Two
10' 5" x 12' 8" (3.18m x 3.86m)
Window to front aspect, radiator, built-in cupboard with loft access through to:

Loft Room
12' 7" x 12' 8" (3.84m x 3.86m)
Some limited head room, skylight to rear aspect, power and light connected.

Outside
Front - Small courtyard, mainly laid with pebbles, enclosed by low brick walling.

Rear - Garden is in need of some cultivation, mainly paved, enclosed by wooden panelled fencing, wooden shed, garden measures approx 68ft in length.

Material Information
The tenure of this property is freehold.

Energy Performance Rating
This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

Council Tax
We understand the council tax is band A (£1,706 per annum. Charges for 2026/2027).

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.

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