



6 Ruby Close
Irthlingborough, Northants NN9 5GW



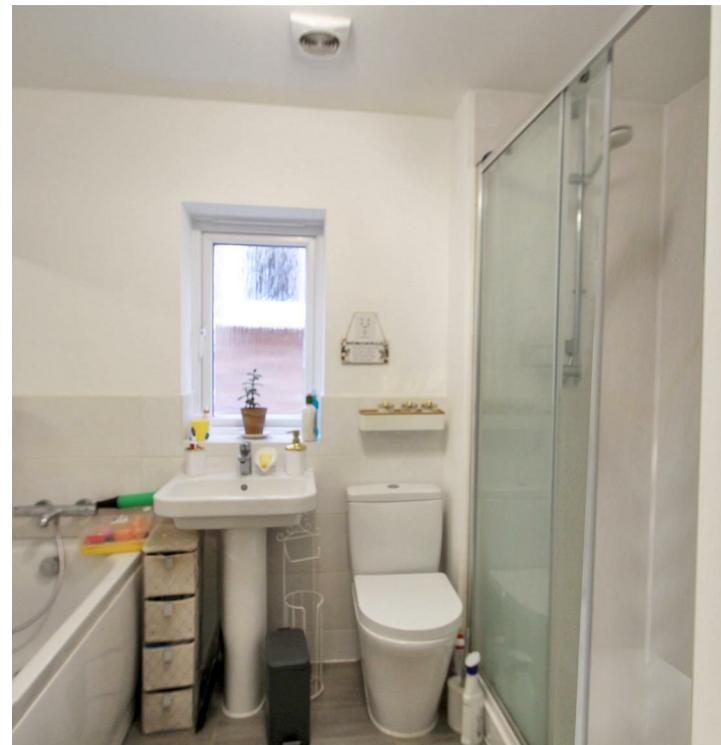
Simpson & Partners



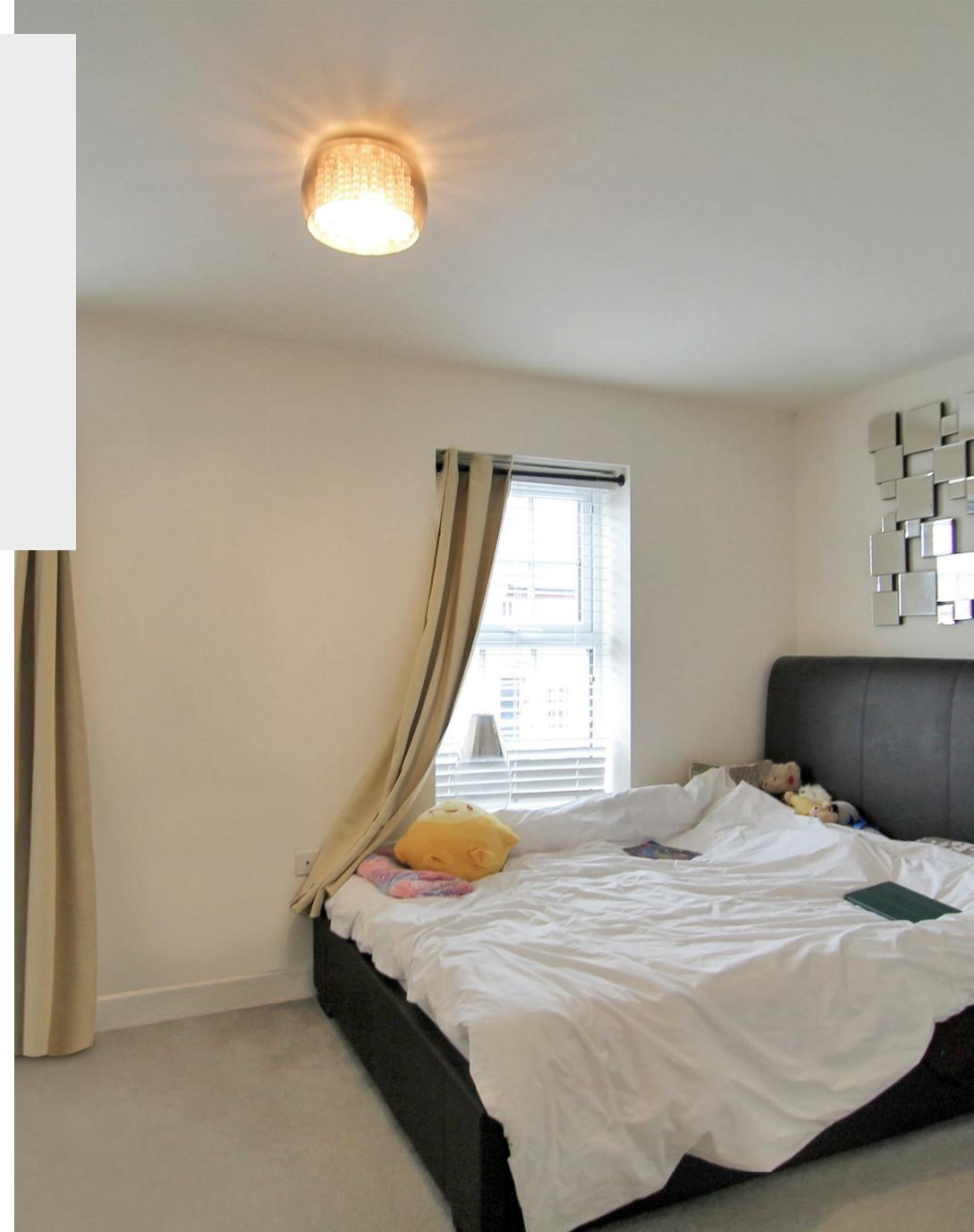
Attention first time buyers/investors. This well presented semi detached home is situated on the edge of the town of Irthlingborough with countryside walks on your door step and a short walk to all amenities available in the town. Further benefits include allocated parking and enclosed garden. Enter the property into the hallway with stairs rising to the first floor and doors to: living room set to the front with tiled flooring, door leads through to inner lobby giving access to downstairs wc and through to kitchen/dining room set to the rear with French doors leading out to the rear garden. The kitchen is fitted with a range of wall and base units and built in appliances to include: oven, hob, extractor fan, fridge/freezer and washing machine, tiled flooring continues through from the lounge and rear lobby. To the first floor are three bedrooms served by a family bathroom fitted with a four piece suite. Externally to the front is allocated parking with electric car charging point, gated access to the rear garden. The rear garden is laid to lawn enclosed with timber fencing. Viewing is highly recommended. Council Tax Band B. EPC Rating B.



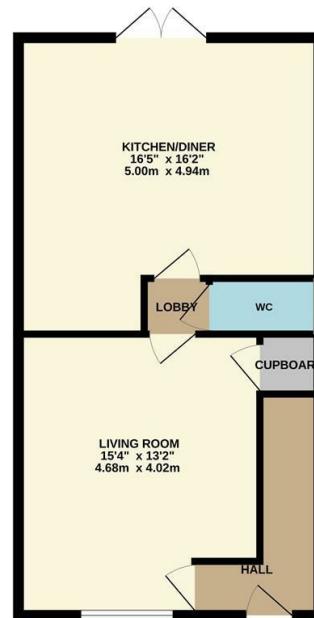
Offers In Excess Of £250,000



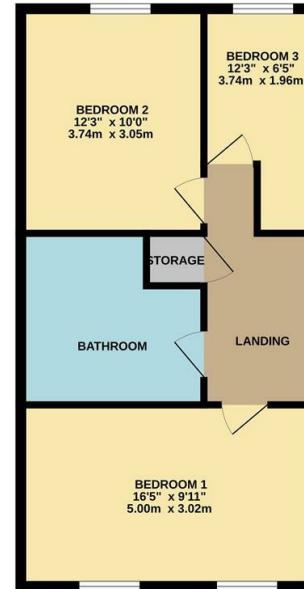
Irthlingborough is a small town offering many amenities to include shops, cafe's, restaurants, schooling, doctors and country walks situated on the edge of the town. The new Rushden Lakes development is 10 minutes drive offering many recreational facilities and shops and restaurants, along with river walks. Good road links to A45/A6 leading to M1/M6.



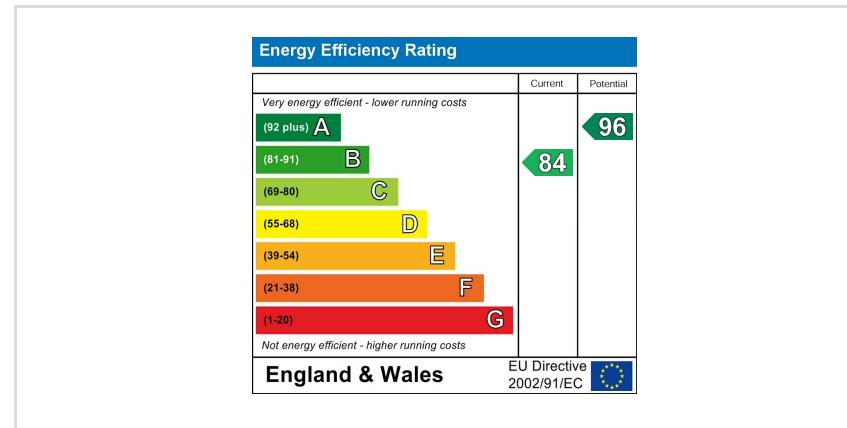
GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



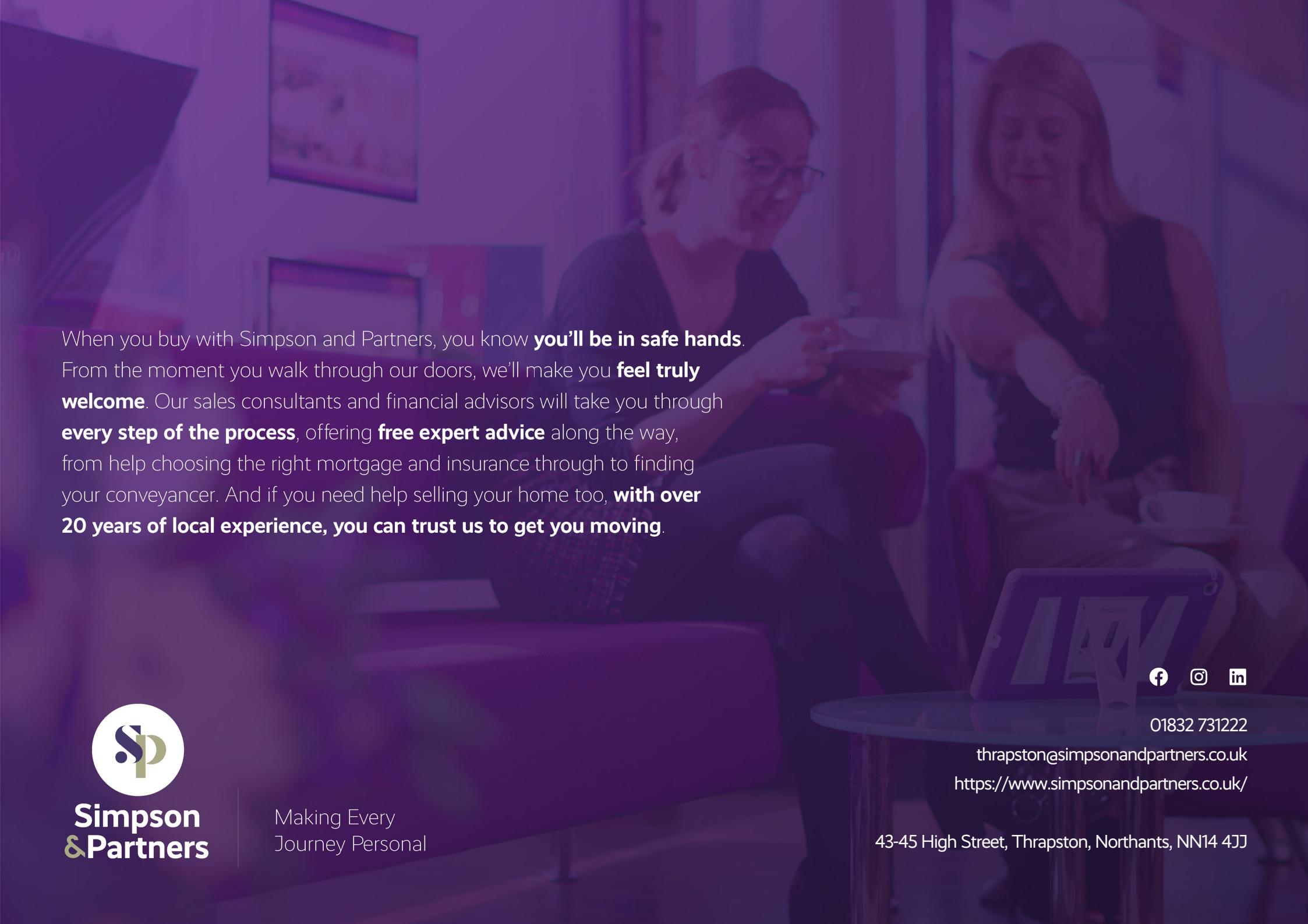
1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1036 sq.ft. (96.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate. The plan is copyright to Simpson and Partners and is for illustrative purposes only. The plan is not to scale. Services, fixtures and fittings are not to scale. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
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A photograph of two women in an office environment. One woman, wearing glasses and a dark top, is smiling and looking towards the other. The second woman, with long hair, is also smiling and looking towards the first. They appear to be in a friendly, professional conversation. The background shows office furniture and a computer monitor.

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