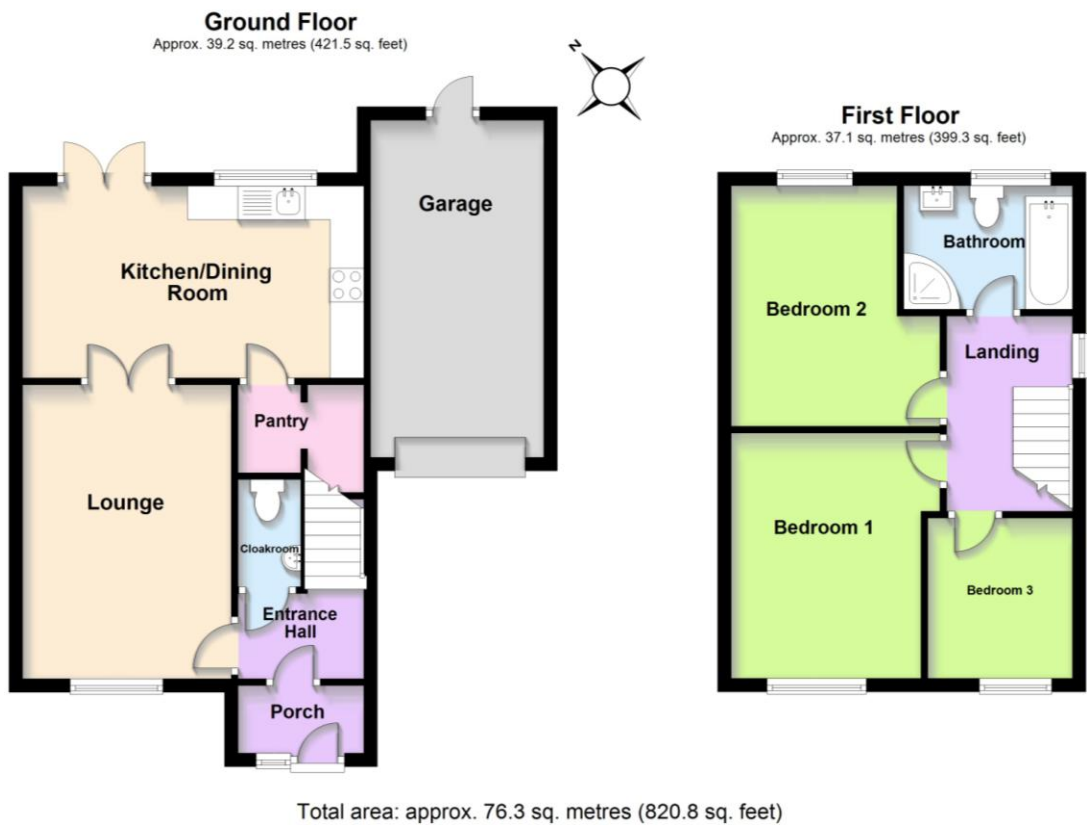


Warrens Close, Irthlingborough

richard james

www.richardjames.net



Warrens Close Irthlingborough NN9 5TJ
Freehold Price 'Offers In Excess Of' £270,000

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.

Situated in a cul de sac off College Street conveniently located within close proximity to Irthlingborough's High Street shops and amenities is this immaculate three bedroomed link detached property. The property was constructed in 2019 to a high specification with a recent improvement of the ground floor layout to provide a must have walk in larder. Further benefits include gas radiator central heating, uPVC double glazing, integrated kitchen appliances, a four piece bathroom suite and offers oak internal doors, solar panels (owned), a recently laid block paved driveway providing off road parking for two cars, new carpets and tiled flooring throughout and low maintenance landscaped gardens. The accommodation briefly comprises porch, entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms, bathroom, front and side gardens, single garage and a driveway.

Enter via composite front door with side screen to:

Porch

Radiator, to:

Entrance Hall

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

Cloakroom

Comprising low flush W.C., vanity sink unit with cupboard under, tiled splash backs, radiator, tiled flooring.

Lounge

14' 3" x 10' 4" (4.34m x 3.15m)

Window to front aspect, radiator, T.V. point, telephone point, oak glazed double doors to:

Kitchen/Dining Room

16' 8" x 9' 4" (5.08m x 2.84m)(This measurement includes the area provided by the kitchen units)

Kitchen Area

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built in stainless steel oven, gas hob, extractor, dishwasher, concealed wall mounted gas boiler serving domestic hot water and central heating systems, tiled flooring, fridge/freezer space, large walk in pantry, window to rear aspect.

Dining Area

French door to rear aspect, radiator, tiled floor.

First Floor Landing

Window to side aspect, loft access, radiator, doors to:

Bedroom One

11' 9" x 10' 2" max. (3.58m x 3.1m)

Window to front aspect, radiator, wardrobe included.

Bedroom Two

11' 9" x 10' 2" max. (3.58m x 3.1m)

Window to rear aspect, radiator, wardrobe included.

Bedroom Three

7' 2" x 7' 9" (2.18m x 2.36m)

Window to front aspect, radiator, built in cabin bed with drawers under.

Bathroom

Fitted to comprise low flush W.C., vanity sink with cupboard under, panelled bath with chrome taps and shower attachment, corner shower cubicle, tiled splash backs, tiled flooring, chrome towel rail, extractor, window to rear aspect.

Outside

Front – Recently laid block paved with raised border stocked with bushes, driveway providing off road parking for two cars leading to:

Single Garage - Measuring 16' 6" x 8' 5"

Up and over door, power and light connected, plumbing for washing machine and space for tumble dryer.

Rear - Paved to rear leading to side garden, outside tap, courtesy door to garage.

Side - Mainly paved with porcelain slabs, circular artificial lawn, gated side pedestrian access, outside power, enclosed by wooden panelled fencing.

The property Tenure is Freehold.

Energy Performance Rating

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

Council Tax

We understand the council tax is band C (TBC 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.

