4 Oak Close | Irchester | NN29 7BS

Matthew Nicholas

Offers In The Region Of £259,995

An Alfred Underwood built two bedroom semi-detached bungalow in a sought after cul-de-sac affording easy access to local amenities. Offering a gas fired radiator heating system with replacement boiler, neutral carpets and decoration, replacement PVCu double glazing and composite doors, along with the unusual benefit of a separate sitting and dining room. The accommodation offers a porch, hall, sitting room with doors opening to the garden, separate dining room and a kitchen with further glazed aspect and door to the garden. The two double bedrooms share a shower room and there is also a garage, driveway and enclosed gardens. No onward chain.

- Alfred Underwood built bungalow
- Cul-de-sac location
- Single garage with electric door
- Walking distance to village centre
- Enclosed and secure garden
- No onward chain

Part glazed composite door leading from the side into the

Entrance Porch
Further part glazed composite door to

Entrance Hall
Radiator. Access to roof space with pull down loft ladder. Central heating thermostat. Panelled doors to all rooms.

Sitting Room
20'0" x 11'5" max (6.10m x 3.48m max)
Patio doors to rear garden. Feature fireplace with period style surround. Marble effect inset and hearth. Fitted electric fire. Radiator. TV point. Picture lights. Coving

Dining Room
9'8" x 9'3" max (2.95m x 2.84m max)
Window to side. Radiator. Coving. Door to

Kitchen
8'5" x 7'10" (2.57m x 2.39m)
Fitted with a range of base and eye level units with roll edge work surfaces above. Inset one and half bowl single drainer stainless steel sink. Ceramic hob with extractor hood above. Eye level double oven to the side. Plumbing and space for dishwasher and washing machine. Integrated fridge. Tiled splash areas. Full height window and casement style door leading out to the rear garden.

Bedroom One
11'6" x 10'0" (3.51m x 3.07m)
Window to front. Radiator. Wall light points. Coving.

Bedroom Two
9'8" x 9'1" (2.95m x 2.77m)
Window to front. Radiator. Built in wardrobes. Coving.

Bathroom
Fitted with a three piece suite in white including vanity wash hand basin with storage beneath and tiled shower cubicle with glazed door and extractor. Tiled splash areas. Radiator. Downlighters. Obscured window to side.

Outside
The property stands behind a walled front garden laid to artificial lawn. A block paved driveway runs to the side of the bungalow allowing access to the main entrance door and single detached garage.

Garage
Powered roller shutter door. Power and light connected. Window and personal door to rear garden.

Rear Garden
Laid to three tiers. Immediately abutting the rear of the property is a crazy paved patio area with low retaining wall and steps leading down to an area of ornamental gravel with central circular paved feature. A further steps leads down to an area of lawn surrounded by paving. Planted beds. Enclosed by a combination of concrete post fencing with exterior lighting and tap

Material Information
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains (Metered or Rateable)
Sewerage: Mains
Heating: Gas radiators
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.
Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

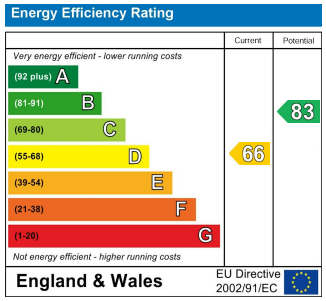
Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.

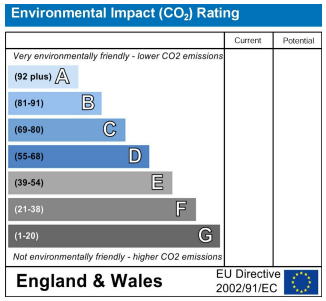
Further Information

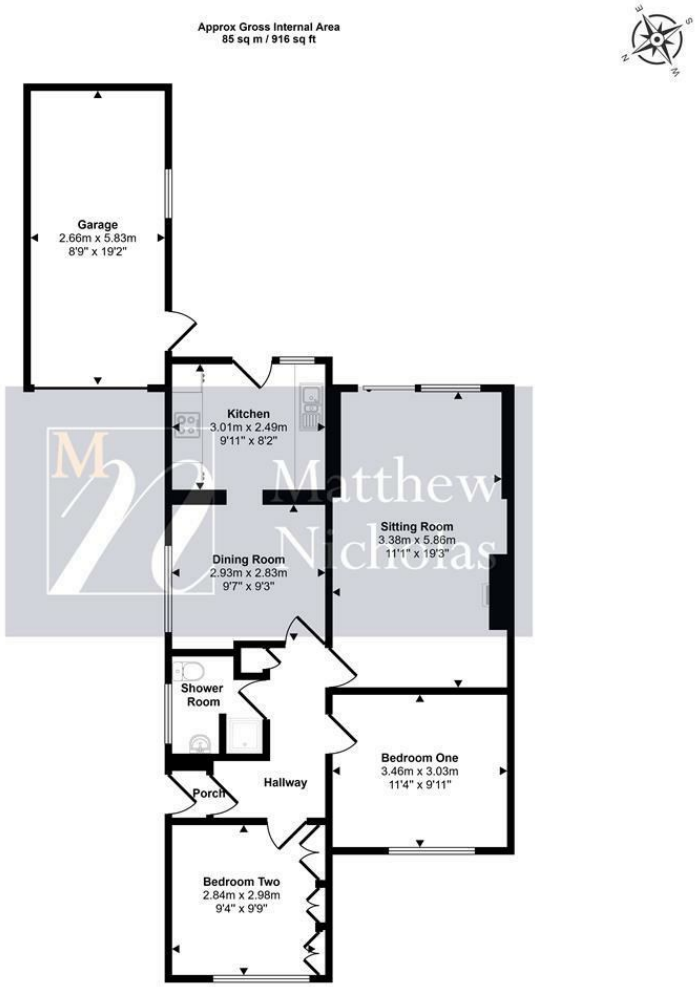
Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 916.00 sq ft







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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