



73 Saxon Rise | Irchester | NN29 7AU



Matthew
Nicholas



Offers In The Region Of £215,000

A superbly finished two bedroom end of terrace house situated on the edge of the village with long garden, drive and garage. Benefitting from no onward chain, a gas fired radiator heating system, PVCu double glazing, recently refitted kitchen and bathroom, it would make an ideal first time purchase or rental property. The property briefly comprises an entrance hall, sitting/dining room, kitchen, two bedrooms and bathroom. The outside provides off road parking to the front and a garage to the rear. Viewing is recommended.

- Gas fired central heating system
- Garage and off road parking
- Newly decorated & superbly presented
- Refitted kitchen & bathroom
- Ohme EV Charger
- Ideal first time buy/investment

PVCu door to leading into

Entrance Hall

Wooden panel door to

Sitting Room

11'10" x 16'4" (3.63 x 5.00)

Window to front, radiator, space for dining table, under stairs storage cupboard, wooden flooring, door to

Kitchen

11'10" x 9'10" (3.62 x 3.01)

Recently refitted with a range of base and eye level shaker style units finished in a pale green with wood effect worksurfaces above, one and half bowl sink and drainer with stainless steel mixer tap above, integrated low level oven and electric hob with extractor above, integrated fridge freezer and dishwasher, space and plumbing for washing machine, tiling to splash areas, radiator, stairs to first floor, wooden flooring, window to rear and PVC door to rear garden.

First Floor Landing

Loft access hatch, doors to all first floor rooms.

Bedroom One

11'11" x 11'11" (3.65 x 3.65)

Window to front, radiator, built in cupboard.

Bedroom Two

11'9" x 7'10" (3.60 x 2.39)

Window to rear, radiator, built in cupboard.

Bathroom

5'4" x 6'3" (1.64 x 1.92)

Recently refitted with a three piece suite comprising of a low level WC with concealed cistern, hand wash basin with vanity unit below, bath with matching panel, thermostatic shower with rainfall head, glass screen, tiling to splash areas, towel warming radiator, expelair, obscured glazing to side.

Outside

The property sits behind a front garden predominantly laid to lawn with a driveway for off road parking, enclosed on two sides with low level picket fencing.

Rear Garden

Immediately abutting the rear is a slabbed and blocked patio and seating area, the rest of the garden is laid to lawn with shrubs and bushes to the side, pedestrian access to the garage at the rear of the garden, side gate, further seating area to the far end. The whole is enclosed with timber fencing.

Garage

Accessed via a service road behind the property is a single garage with vehicle door and pedestrian door allowing access into rear garden.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

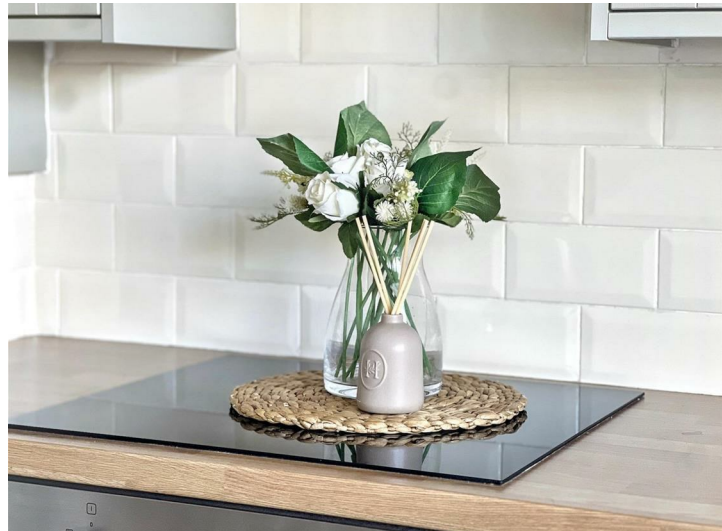
Heating: Gas radiators

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.

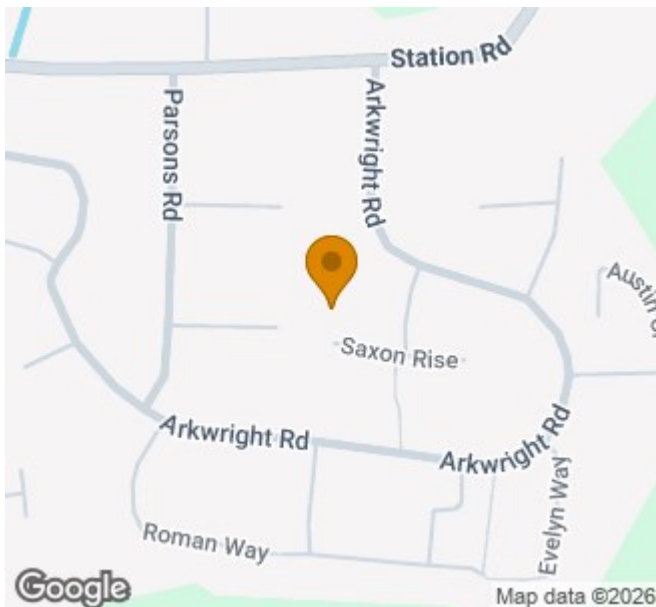
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Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how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





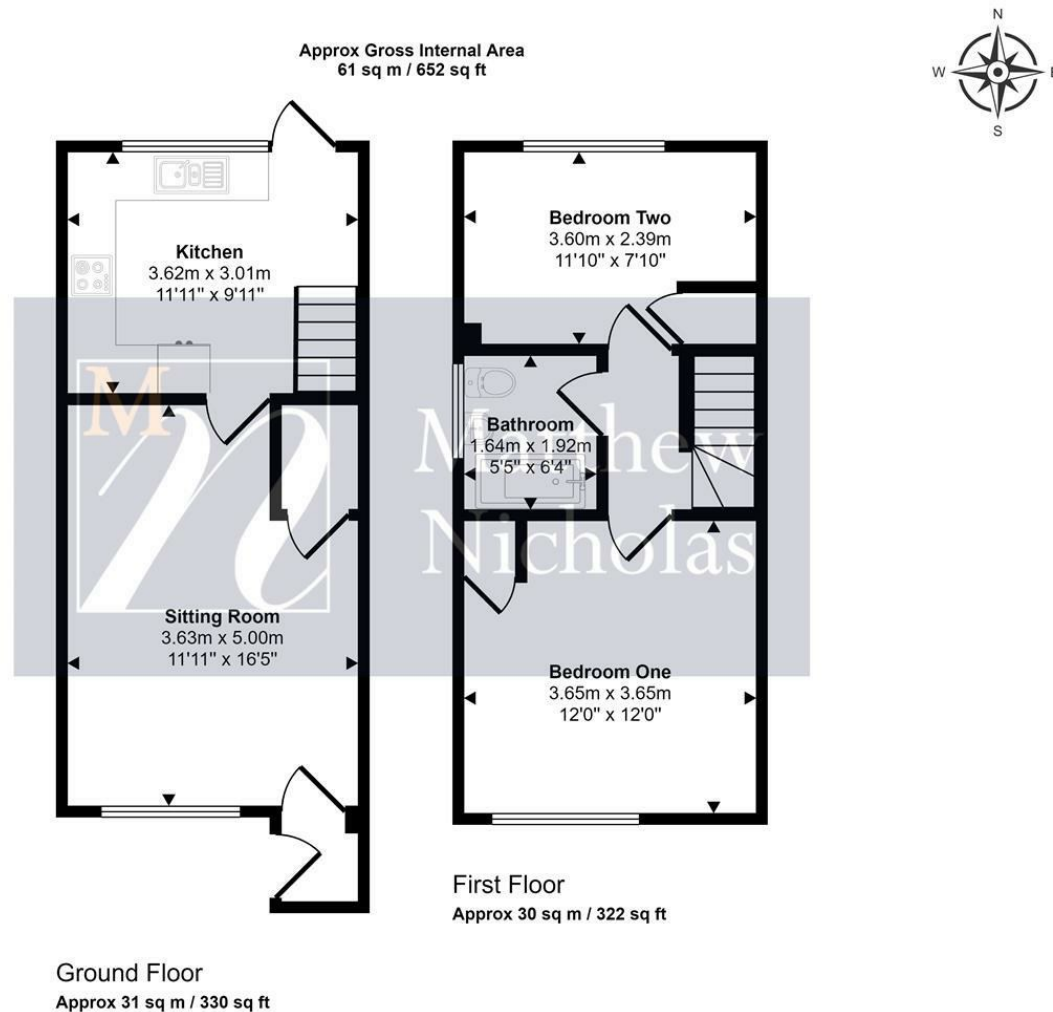
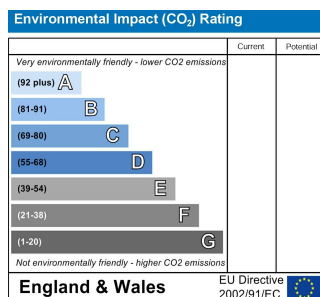
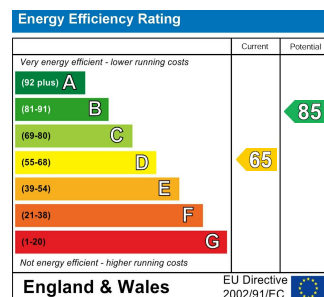
Further Information



Local Authority: North Northamptonshire Council

Tax Band: A

Floor Area: 652.00 sq ft



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.

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