



6 Wollaston Road

Irchester, Northamptonshire NN29 7DE



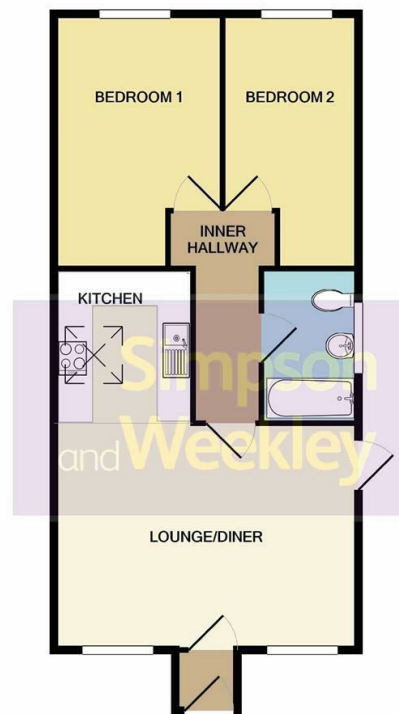
Simpson & Weekley

Offered to the market with no upward chain, situated in the heart of the village of Irchester is this two bedroom detached bungalow boasting off road parking for two cars, an open plan layout with fully fitted kitchen and benefitting from gas radiator central heating and double glazing throughout. With shops including a Co-op and a bus stop with regular buses to Rushden and Wellingborough within eyesight of the bungalow, this property offers all the benefits of a village with the convenience of amenities on your doorstep. There is also a wealth of countryside within walking distance including the impressive Irchester Country Park, the A45 and A509 are just a short drive away as is the recently opened Rushden Lakes Retail and Leisure complex. The accommodation includes an entrance hall, lounge/dining room open to a kitchen with skylight, inner hallway, bathroom and two bedrooms. Externally there is an enclosed rear garden, low maintenance front garden and a driveway with parking for two cars. The Photos were taken as a brand new property back in 2020 and has since been lived in but also had the addition of flooring throughout. EPC Rating, Ordered

£265,000



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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