



Chimney Crescent, Irthlingborough NN9 5WF

£224,995

- Semi Detached House
- Gas Rad Heating
- Modern
- Lounge
- Upvc Double Glazing
- Parking
- Kitchen/Diner
- Front & Rear Gardens
- Vacant Possession or with Tenant In-Situ



Call 01933 423 983

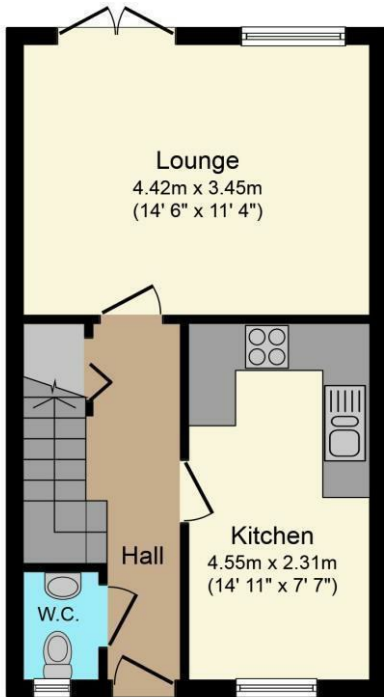
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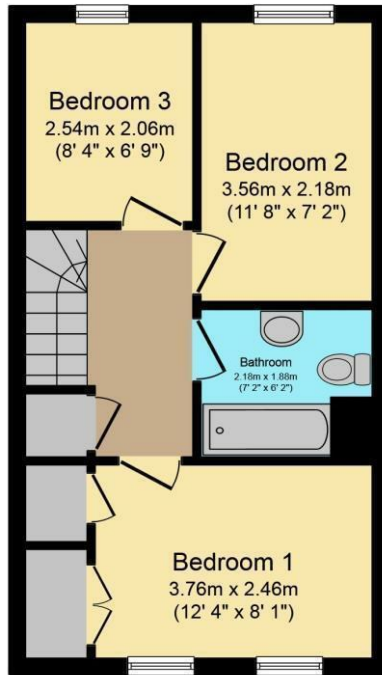
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Smartamove are pleased to offer for sale this three bedroom semi detached family home located on the outskirts of Irthlingborough. The property is situated on a quiet modern residential area and comprises of: Entrance hall, WC, fitted kitchen/diner with appliances, lounge, three bedrooms and bathroom. Benefits are gas central heating, Upvc double glazing, off road parking for two vehicles and gardens to the front and rear. The property is within walking distance of local amenities and easy access on the A45 to Rushden Lakes complex with Cinema, Shops and Restaurants. The property is currently tenanted and achieving monthly rental income of £1,000, and is offered with vacant possession or with tenant in-situ. The EPC of the property is C and the council tax band is B.



Ground Floor



First Floor

Total floor area 72.0 sq. m. (775 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX

Although SmartaMove Ltd believe these details to be a fair and accurate description and measurements of the property and their accuracy cannot be guaranteed. They do not form part of any contract. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries prior to any financial commitment. Only the fixtures, fittings and other items described in these details are included in the selling price. SmartaMove Ltd has not checked they are fit for purpose nor have we tested any of the services (gas, electricity and so on) mentioned.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-100 (A)			1-10 (A)		
81-91 (B)			11-20 (B)		
69-80 (C)			21-30 (C)		
55-68 (D)			31-40 (D)		
45-54 (E)			41-50 (E)		
35-44 (F)			51-60 (F)		
2-34 (G)			61-70 (G)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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