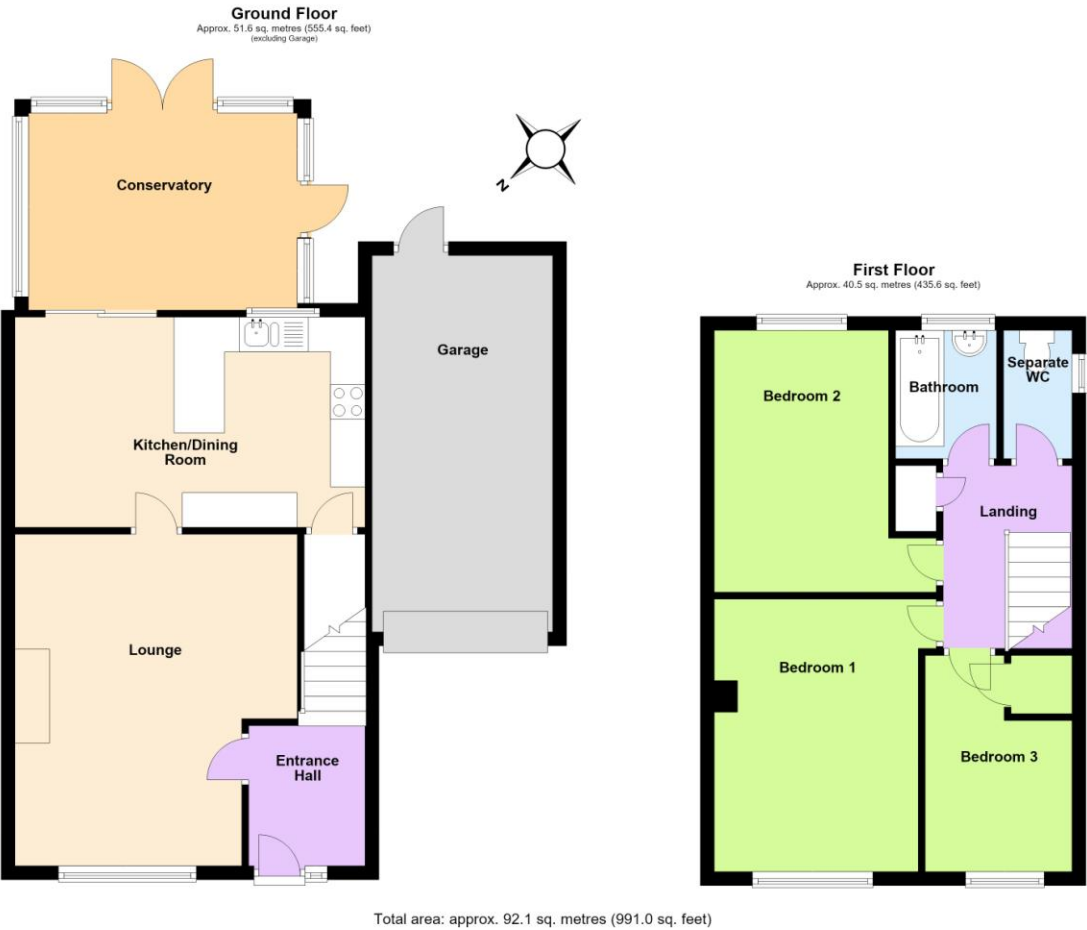


Express Close, Irthlingborough

richard james

www.richardjames.net



Express Close Irthlingborough NN9 5RQ
Freehold Price 'Offers in excess of' £220,000

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.

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



Offered with no upward chain and situated within the popular 'Pinetree's estate is this established three bedroomed link detached property with features to include a brick/uPVC conservatory addition to the rear and a south east facing garden. Further benefits include gas radiator central heating, uPVC double glazing and offers off road parking for one car. Please note the property would benefit from some further upgrading and redecoration.

Entry via part glazed uPVC front door with side screen through to:

Entrance Hall

Stairs rising to first floor landing, radiator, telephone point, coving to ceiling, part glazed door to:

Lounge

15' 6" x 13' 7" max (4.72m x 4.14m)

Window to front aspect, radiator, dado rail, coving to ceiling, living flame gas fire with feature surround and raised hearth, TV point, door through to:

Kitchen/Dining Room

16' 9" x 9' 9" (5.11m x 2.97m)(This measurement includes area occupied by the kitchen units)

Fitted to comprise one and a half bowl stainless steel single drainer sink unit with cupboard under, a further range of eye and base level units providing work surfaces with tiled splash backs, gas cooker space, plumbing for washing machine, tiled flooring, fridge and freezer space, under stairs storage cupboard, coving to ceiling, radiator, sliding patio doors and window to rear aspect, through to

Conservatory

12' 6" x 9' 5" (3.81m x 2.87m)

Off brick and uPVC construction, Perspex roof, French door to rear aspect, further door to side aspect, radiator, tiled flooring, power points.

First Floor Landing

Loft access, cupboard housing water cylinder, shelving, doors to:

Bedroom One

18' 10" x 11' 0" narrowing to 9' 8" (5.74m x 3.35m)

Window to front aspect, radiator, coving to ceiling.

Bedroom Two

12' 7" x 8' 3" (3.84m x 2.51m)

Window to rear aspect, radiator, coving to ceiling.

Bedroom Three

9' 6" max x 6' 8" (2.9m x 2.03m)

Window to front aspect, radiator, cupboard with fitted shelving.

Bathroom

Comprising panelled bath with shower over, pedestal wash hand basin, tiled splash backs, tiled floor, chrome towel rail, window to rear aspect.

Separate W.C.

Comprising low flush W.C with tiled splash backs, tiled floor, radiator, window to side aspect.

Outside

Front - Mainly lawned, driveway providing off road parking for one car leading to:

Single brick attached garage - with up and over door, garage measures 17' 11" x 8' 7" max , power and light connected, wall mounted gas boiler serving domestic hot water and central heating systems.

Rear-Comprising paved patio with main lawn, enclosed by wooden panelled fencing, courtesy door through to garage, outside power point, further gated side pedestrian access, outside water tap.

Material Information

The tenure of this propety is freehold

Energy Performance Rating

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

Council Tax

We understand the council tax is band C (£2,274 per annum. Charges for 2026/2027)

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.

