



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

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 surveyor's 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.

High Street Irthlingborough NN9 5PX

Freehold Price 'Offers in excess of' £210,000

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



Set back and elevated from High Street is this immaculate stone and brick two bedroomed mid terraced cottage style property upgraded over recently years with benefits to include gas radiator central heating, uPVC double glazing, refitted kitchen with stainless steel integrated appliances, first floor refitted four piece bathroom suite and offers a 23ft lounge/dining room, two double bedrooms and off road parking for one car to the rear. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, utility room/W.C., two bedrooms, bathroom, gardens to front and rear and off road parking.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, dado rail, radiator, door to:

Lounge/Dining Room

23' 0" narrowing to 13' 10" x 10' 6" (7.01m x 3.2m)

Lounge Area - Window to front aspect, double radiator, T.V. point, through to:

Dining Area - Window to rear aspect, radiator, feature fireplace with raised hearth and mantel, coving to ceiling, under stairs storage area, laminate flooring, through to:

Kitchen

10' 10" x 7' 8" narrowing to 7' 2" (3.3m x 2.34m) (This measurement includes the area provided by the kitchen units)
Refitted to comprise Belfast style sink unit with cupboard under, a range of eye and base level units providing wooden work surfaces, tiled splash backs, built in stainless steel oven, induction hob, extractor, microwave, under counter fridge and freezer, wine rack, space for dishwasher, spotlights to ceiling, window and door to side aspect, tiled flooring, steps up to:

Utility Room/Cloakroom

7' 5" x 6' 7" narrowing to 5' 4" (2.26m x 2.01m)
Refitted to comprise eye and base level units providing work surfaces, radiator two windows to side aspect, concealed wall mounted gas boiler serving domestic hot water and central heating systems, plumbing for washing machine, low flush W.C. with built in wash hand basin.

First Floor Landing

Built in cupboard, doors to:

Bedroom One

14' 3" max x 10' 9" (4.34m x 3.28m)
Window to front aspect, radiator, stripped floorboards.

Bedroom Two

11' 9" x 8' 5" (3.58m x 2.57m)
Window to rear aspect, radiator, laminate floor.

Bathroom

10' 8" x 7' 7" (3.25m x 2.31m)
Refitted to comprise low flush W.C., vanity sink with cupboard under, panelled bath, double shower cubicle, window to side aspect, chrome towel rail.

Outside

Front - Gravelled with border stocked with shrubs and bushes, enclosed by stone walling.

Rear - Outside tap, mainly paved with artificial lawn and gravel border, enclosed by stone walling and wooden fencing, gate leading to gravelled drive providing off road parking for one car.

Material Information

The tenure of this property 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 A (£1,706 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.

