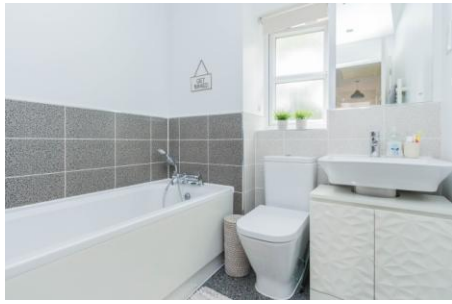
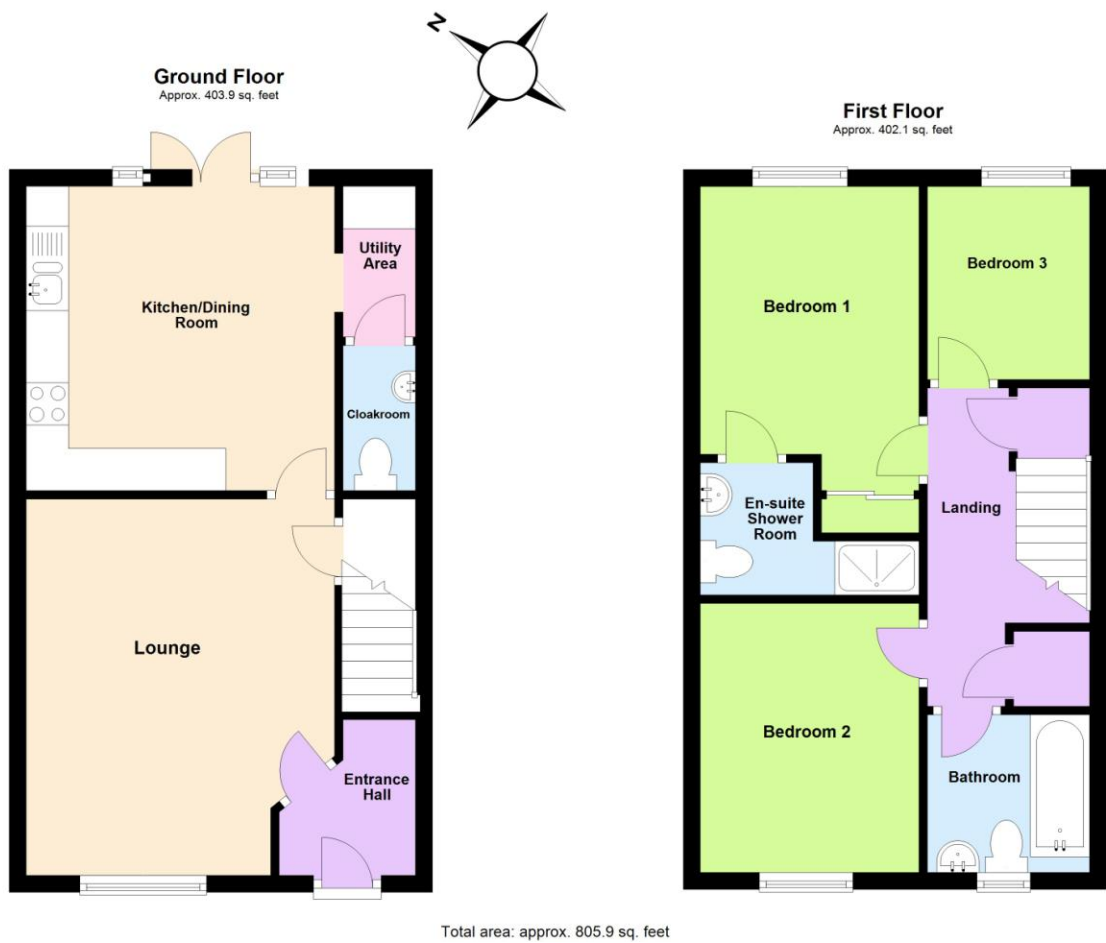


Harrington Road Irthlingborough

richard james

www.richardjames.net



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.

Harrington Road Irthlingborough NN9 5GP
Freehold Price £265,000

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



Constructed by Bloor Homes and situated off Finedon Road is this and well presented modern three bedroomed semi-detached property featuring low maintenance landscaped garden, off road parking for two cars and a single garage. Further benefits include a fitted kitchen with a wide selection of integrated appliances, uPVC double glazing, gas radiator central heating and solar water heating. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, utility area, cloakroom, three bedrooms with en-suite shower room to master, bathroom, front and rear gardens, a single garage and off road parking. Please note there is an annual maintenance charge of approx. £230.

Entry via part glazed front door through to:

Entrance Hall

Stairs rising to first floor landing, radiator, vinyl flooring, door through to:

Lounge

14' 5" x 12' 0" (4.39m x 3.66m)

Window to front aspect, two radiators, media cluster including TV point and telephone point, under stairs storage cupboard, laminate flooring, door through to:

Kitchen

11' 7" x 11' 7" (3.53m x 3.53m)

Fitted to comprise stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, built-in fridge/freezer, stainless steel single oven, dishwasher, induction hob, extractor, spotlights, radiator, vinyl flooring, French door with side screen to rear aspect, through to:

Utility Area

Concealed wall mounted gas boiler serving domestic hot water and central heating systems, base level unit with work surface, plumbing for washing machine, vinyl flooring, door to:

Cloakroom

Comprising low flush W.C., wall mounted hand wash basin with tiled splash back, laminate flooring, radiator, extractor.

First Floor Landing

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

Bedroom One

8' 6" x 12' 9" including wardrobes (2.59m x 3.89m)

Window to rear aspect, radiator, tv point, build in wardrobe with sliding doors, door to:

Ensuite Shower Room

Comprising low flush W.C., wall mounted hand wash basin with tiled splash back, double shower cubicle with chrome shower, tiled walls, vinyl flooring, spotlights to ceiling, heated towel rail, extractor, shaver point.

Bedroom Two

10' 8" x 8' 6" (3.25m x 2.59m)

Window to front aspect, radiator.

Bedroom Three

7' 6" x 6' 3" (2.29m x 1.91m)

Window to rear aspect, radiator.

Family Bathroom

Comprising low flush W.C with tiled splash back, wall mounted hand wash basin with tiled splash back, paneled bath with shower attachment, heated towel rail, shaver point, spotlights, extractor, vinyl flooring, window to front aspect.

Outside

Front - Laid with slate chippings, border stocked with shrubs and bushes, driveway providing off-road parking for two cars leading to:

Single brick garage - With up and over door, power and light connected, garage measures 17'5" x 9'0", part glazed door to rear aspect.

Rear - Garden has been landscaped comprising, paved patio area, decking, main lawn with raised border stocked with flowers, shrubs and trees, outside tap, awning, outside heater, side gated pedestrian access, enclosed by wooden panelled fencing, garden measures approx 37ft in length.

Material Information

The tenure of this property is freehold. There is a maintenance charge of approx £230 per annum.

Energy Performance Rating

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

Council Tax

We understand the council tax is band C (£2,164 per annum. Charges for 2025/2026).

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.

