



80 Baker Crescent | Irchester | NN29 7BB



Matthew
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Offers In Excess Of £220,000

A well proportioned and located mature semi-detached house enjoying a generous corner plot but requiring modernisation. The property presents an ideal base to create a family home in this popular village. The property briefly comprises an entrance porch and hall, sitting room, kitchen/breakfast room, conservatory/dining room. To the first floor are three bedrooms and a bathroom. The property also offers a gas fire radiator heating system, PVCu double glazing, potential for off road parking for multiple vehicles and a large garage with WC. Viewing is advised. No chain.

- Mature family home located centrally in the village
- Oversized garage and potential off road parking
- Gas fired radiator heating system and wood burner
- Large sitting room and further reception room
- Enclosed west facing rear garden
- Requiring upgrading

PVCu entrance door leading from the front into the

Porch

Windows to front, PVCu door and lighting, leading into

Entrance Hall

Window through to porch, radiator, stairs to first floor landing doors to kitchen and

Sitting Room

10'2" x 21'0" (3.11m x 6.41m)

Windows to front, radiator, feature stone fireplace with tiled hearth and mantle, woodburner, wall lights, french doors leading into garden.

Kitchen/Breakfast Room

10'4" x 16'9" (3.15m x 5.13m)

Fitted with a range of base and eye level units with wooden doors and rolled edge work surfaces above, inset stainless sink and single drainer, range cooker with gas stove and extraction above, space for washing machine and dishwasher, space for fridge freezer, tiling to splash areas, understairs pantry, tiled flooring, windows to rear, opening into

Dining Room

7'0" x 10'8" (2.15m x 3.27m)

Windows to side, access to kitchen, double PVC doors to rear garden and single PVC door to side allowing access to garage and WC.

First Floor Landing

Window to rear, loft access hatch with ladder, airing cupboard, doors to all first floor rooms.

Bedroom One

10'4" x 11'3" (3.15m x 3.43m)

Window to front and side, radiator, built in cupboard.

Bedroom Two

8'7" x 8'10" (2.63m x 2.71m)

Window to front, radiator, built in wardrobes

Bedroom Three

7'6" x 7'10" (2.29m x 2.41m)

Window to rear, radiator.

Bathroom

Fitted with a three piece comprising of a low level WC, hand wash basin and bath with

electric shower above. Tiling to bath wall and panelling to remainder, radiator, extractor fan, obscured glazed window to rear.

Garage

Power and lighting, wooden door to front, pedestrian door to the side and opening to

WC

Window to rear, low level WC, lower tiling.

Outside

To the front of the house is a full width block paved driveway with further secure vehicle area at the side of the property providing potential for off road parking.

AGENT NOTE: No dropped kerb currently exists at the property and would need to be investigated and installed by any prospective buyer.

Rear Garden

The garden is laid to a combination of concrete slabs and shingle. Planted with mature shrubs, small trees and a number of flowers. The whole is enclosed by timber fencing and is considered private. Large summer house/workshop area.

AGENTS NOTE

Solar panels are located on the roof at the rear that generate a financial return from their supplier. Further details on request.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

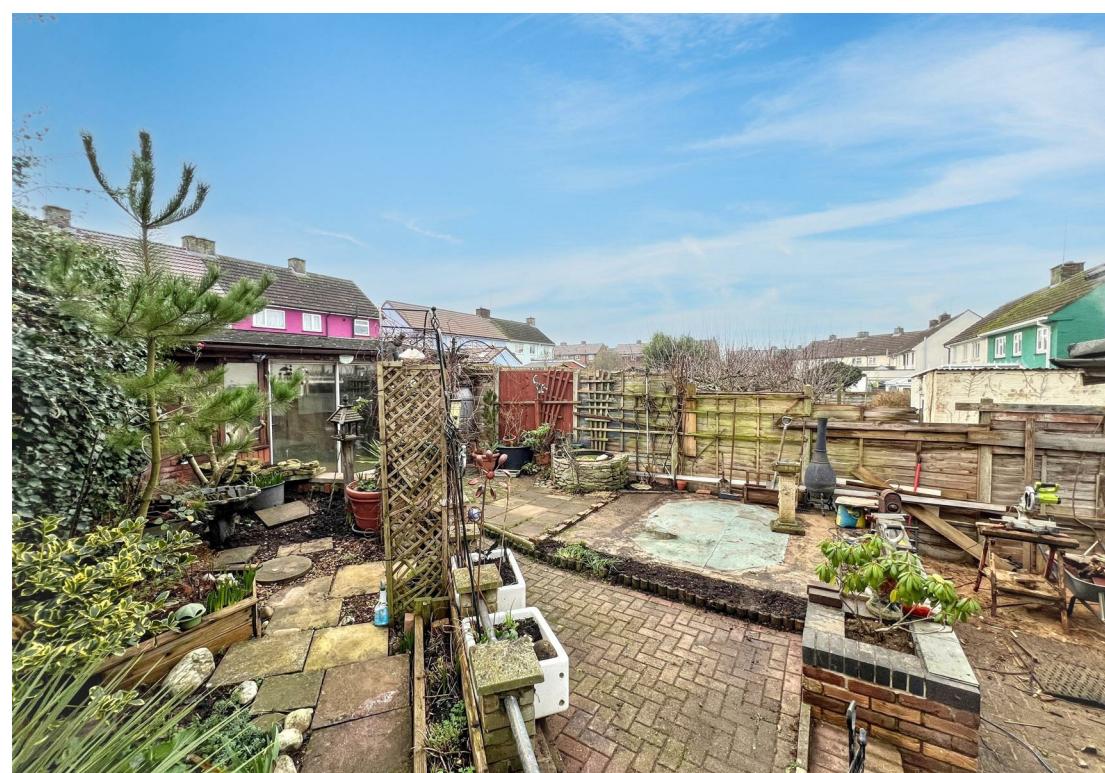
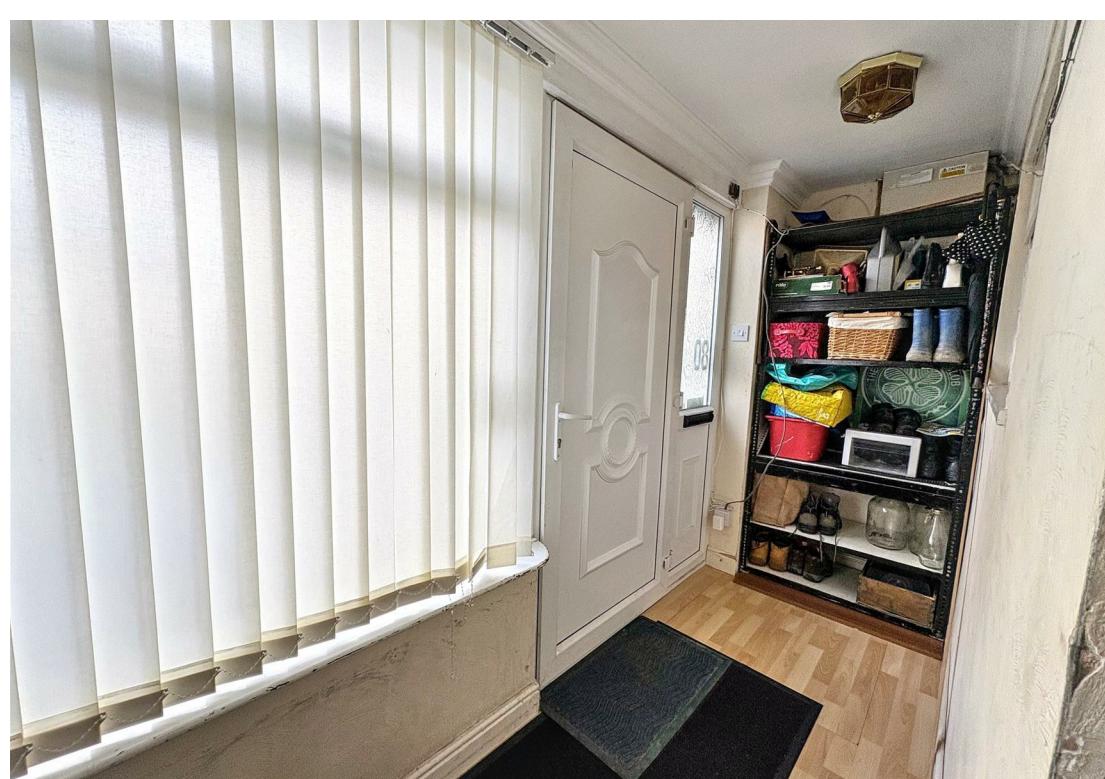
Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





Further Information



Local Authority: North Northamptonshire

Tax Band: B

Floor Area: 1246.00 sq ft

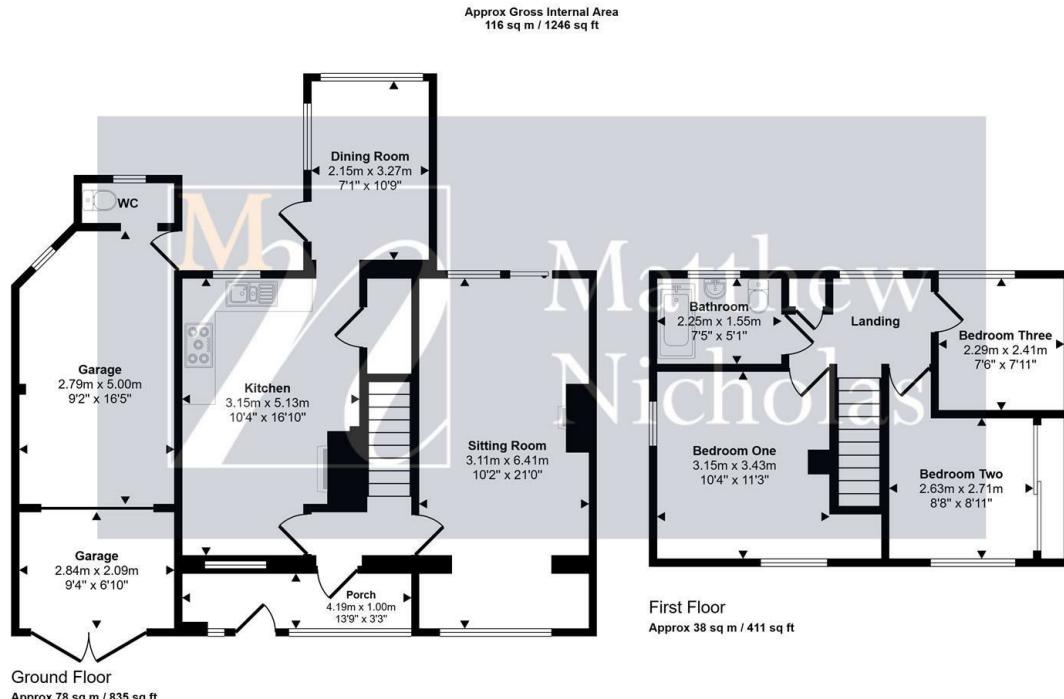
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.