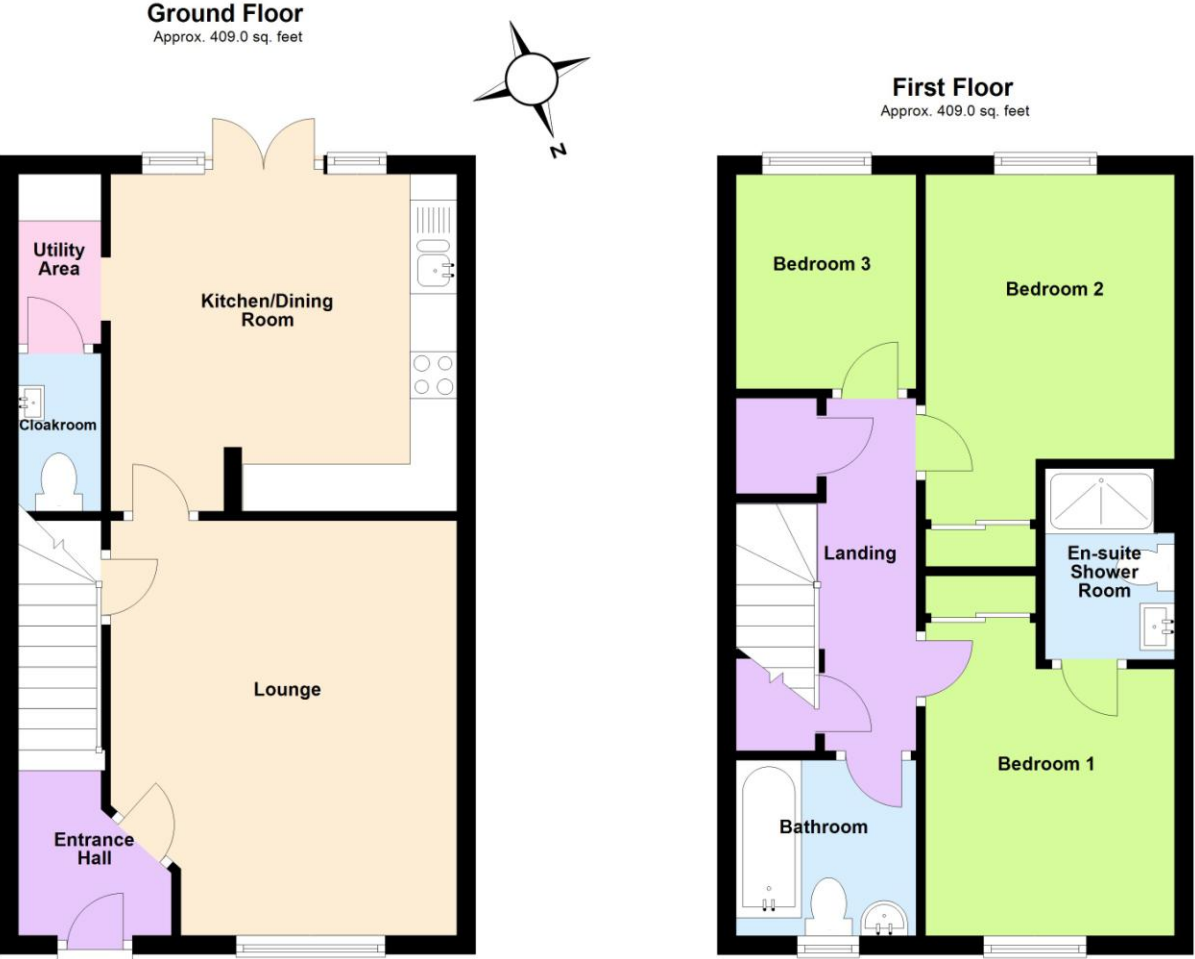


Harrington Road, Irthlingborough

richard james

www.richardjames.net



Total area: approx. 818.0 sq. feet



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 'Offers in excess of' £240,000

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



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.

Situated within a popular estate off Finedon Road is this well presented three bedroomed mid terraced property with features to include a range of integrated kitchen appliances, en suite shower room to master bedroom and a single garage in a block with off road parking for one car. Benefits include gas radiator central heating, uPVC double glazing, solar water heating and built in wardrobes to two bedrooms. 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, single garage in a block and off road parking.

Enter via part glazed front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, telephone point, door to:

Lounge

14' 6" x 12' 0" (4.42m x 3.66m)

Window to front aspect, two radiators, T.V point, under stairs storage cupboard, door to:

Kitchen

11' 10" x 11' 9" (3.61m x 3.58m)(This measurement includes the area provided by the kitchen units)

Fitted to comprise stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, built in stainless steel oven, ceramic hob, extractor, fridge/freezer, dishwasher space, ceramic tiled flooring, radiator, spot lights to ceiling, French door and side screens to rear aspect.

Utility Room

Comprising work surface, plumbing for washing machine, tiled flooring, concealed wall mounted gas boiler serving domestic hot water and central heating systems to:

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, radiator, extractor.

First Floor Landing

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

Bedroom One

10' 6" max plus wardrobes x 8' 8" (3.2m x 2.64m)

Window to front aspect, radiator, T.V point, telephone point, built in double wardrobe, door to:

Ensuite Shower Room

Fitted to comprise low flush W.C., wall mounted wash hand basin, double shower cubicle, towel rail, shaver point, spot lights to ceiling.

Bedroom Two

12' 0" plus wardrobes x 8' 8" (3.66m x 2.64m)

Window to rear aspect, radiator, built in double wardrobe.

Bedroom Three

7' 5" x 6' 3" (2.26m x 1.91m)

Window to rear aspect, radiator.

Bathroom

Fitted to comprise low flush W.C., wall mounted wash hand basin, panelled bath with shower attachment, tiled splash backs, window to front aspect, shaver point, tiled flooring, spot lights to ceiling, towel rail.

Outside

Front - Lawned with gravel border stocked with bushes.

Single Garage in a block - Up and over door with off road parking for one car.

Rear - Extended paved patio with sleeper retainer, steps up to main lawn, child's play area, enclosed by wooden panelled fencing, gated rear pedestrian access to path leading to garage.

Material Information

The tenure of this property is freehold. There is also a service charge of £240 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 B (£1,990 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.

