



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.



Presland Way, Irthlingborough NN9 5UL
Freehold Price 'Offers in excess of' £280,000

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 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.

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Welcome to the market with no upward chain is this spacious David Wilson built three bedrooed three storey end terraced town house featuring over 1300 square feet of living space with benefits to include gas radiator central heating, uPVC double glazing, built in stainless steel kitchen appliances, fitted wardrobes to bedroom one and two and offers a single garage in a block, off road parking for two to three cars and a low maintenance rear garden . The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen, three bedrooms with dressing area and en-suite shower room to master, bathroom, study, front and rear gardens, single garage and off road parking.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, telephone point, radiator, laminate flooring, doors to:

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, uPVC window to side aspect, vinyl flooring, radiator, extractor.

Kitchen

11' 5" x 9' 0" (3.48m x 2.74m)(This measurement includes area occupied by the kitchen units)
Fitted to comprise stainless steel one and half bowl single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, tiled splash backs, built-in stainless steel double oven, gas hob, extractor, space for fridge/freezer, space for washing machine, space for dish washer or tumble dryer, telephone point, radiator, uPVC window to front aspect, concealed wall mounted gas boiler serving domestic central heating and hot water systems, vinyl tiled flooring, spotlights to ceiling.

Lounge/Dining Room

16' 2" max x 14' 11" (4.93m x 4.55m)
uPVC window and French door to rear aspect, under stairs storage cupboard, space for electric fire with feature surround, T.V. point, telephone point, two radiators, laminate flooring.

First Floor Landing

Stairs rising to second floor level, cupboard housing water cylinder and shelving, doors to:

Bedroom Two

16' 2" x 10' 7" narrowing to 9' 0" (4.93m x 3.23m)
Two uPVC windows to rear aspect, radiator, built in wardrobe.

Bedroom Three

16' 2" x 8' 0" (4.93m x 2.44m)
Two uPVC windows to front aspect, telephone point, radiator.



Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin with tiled splash backs, panelled bath with chrome shower attachment, tiled splash backs, radiator, shaver point, vinyl flooring, extractor.

Second Floor Landing

Window to side aspect, loft access, doors to:

Bedroom One

15' 5" x 16' 2" narrowing to 12' 0" (4.7m x 4.93m)
uPVC window to front aspect, two radiators, T.V. point, telephone point, through to

Dressing Area

Two built in wardrobes, door to:

Ensuite Shower Room

Fitted to comprise low flush W.C., pedestal wash hand basin with tiled splash backs, shower cubicle, skylight to rear aspect, extractor, shaver point, radiator, vinyl flooring.

Study

7' 10" x 7' 0" (2.39m x 2.13m)
Skylight to rear aspect, telephone point, radiator.

Outside

Front - Border stocked with shrubs and bushes, steps up to front door.

Garage - Single garage in a block with up and over door, power and light connected, boarded rafters, and off road parking for two to three cars.

Rear -Paved patio, main lawn, outside tap, shed, trellis stocked with flowers, enclosed by wooden panelled fencing with gated side pedestrian access.

Material Information

The tenure of this property is freehold.

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 D (£2,559 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.

