



101 Arkwright Road | Irchester | NN29 7EE



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Offers In The Region Of £245,000

A modern three bedroom semi detached family home with tandem garage situated in this popular village, the property boasts a gas fired radiator heating system, fitted kitchen, additional family room and internal redecoration. Offered with no onward chain, the accommodation comprises an entrance hall, sitting/dining room, kitchen with integrated cooking appliances, family room, three bedrooms and bathroom. Outside there is driveway to the front providing ample off-road parking and access to a carport with additional off-road parking, garden at the rear .

- Superbly presented three bedroom semi-detached house
- Gas fired radiator heating system
- Sought after village location
- Tandem garage
- Off road parking for several cars
- Ideal first time buy/investment

PVCu door to leading into

Entrance hall

Radiator, glazed panel door to

Sitting Room

13'0" x 14'6" (3.97 x 4.42)

Window to front, radiator, wooden flooring, tv point, stairs to first floor landing, leading to

Kitchen/Diner

13'6" x 11'8" (4.12 x 3.57)

Fitted with a range of base and eye level shaker style units finished in a natural finish with granite effect worksurfaces above, one and half bowl sink and drainer with stainless steel mixer tap above, integrated low level oven and gas hob with extractor above, space for fridge freezer, tiling to splash areas, radiator, wooden flooring, window to rear and PVC door to

Family Room

13'1" x 7'10" (4.00 x 2.41)

Sliding PVCu door to the rear, radiator, tile effect floor and door to

Store Room

8'6" x 20'9" (2.61 x 6.35)

Window to the rear, plumbing and space for washing machine and tumble dryer, lighting and sockets, leading to

Garage

8'9" x 14'7" (2.69 x 4.46)

lighting and power, up and over door to the front.

First Floor Landing

Loft access hatch, doors to all first floor rooms.

Bedroom One

13'10" x 11'3" (4.22 x 3.44)

Window to front, radiator, built in cupboard.

Bedroom Two

6'11" x 10'0" (2.13 x 3.07)

Window to rear, radiator.

Bedroom Three

6'2" x 7'0" (1.90 x 2.15)

Window to rear, radiator.

Bathroom

7'6" x 7'3" (2.29 x 2.23)

Fitted with a four piece suite comprising of a low level WC, pedestal hand wash basin, bath with wooden panel, electric shower with adjustable head, glass screen, tiling throughout, radiator, obscured glazing to side.

Outside

The property sits behind a shingle driveway suitable for several cars, enclosed on two sides with low-level picket fencing and brick walls, access to the garage.

Rear Garden

Immediately abutting the rear is a slabbed patio and seating area, the rest of the garden is laid to lawn with planting areas to the rear, the whole is enclosed with timber fencing.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

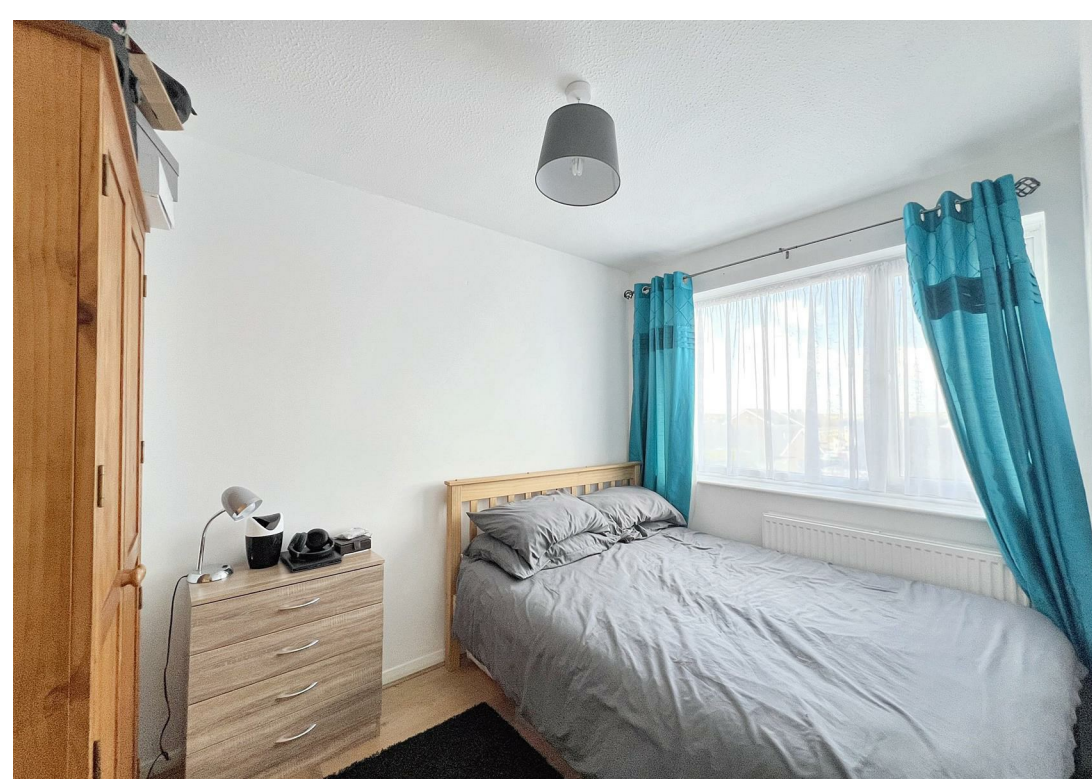
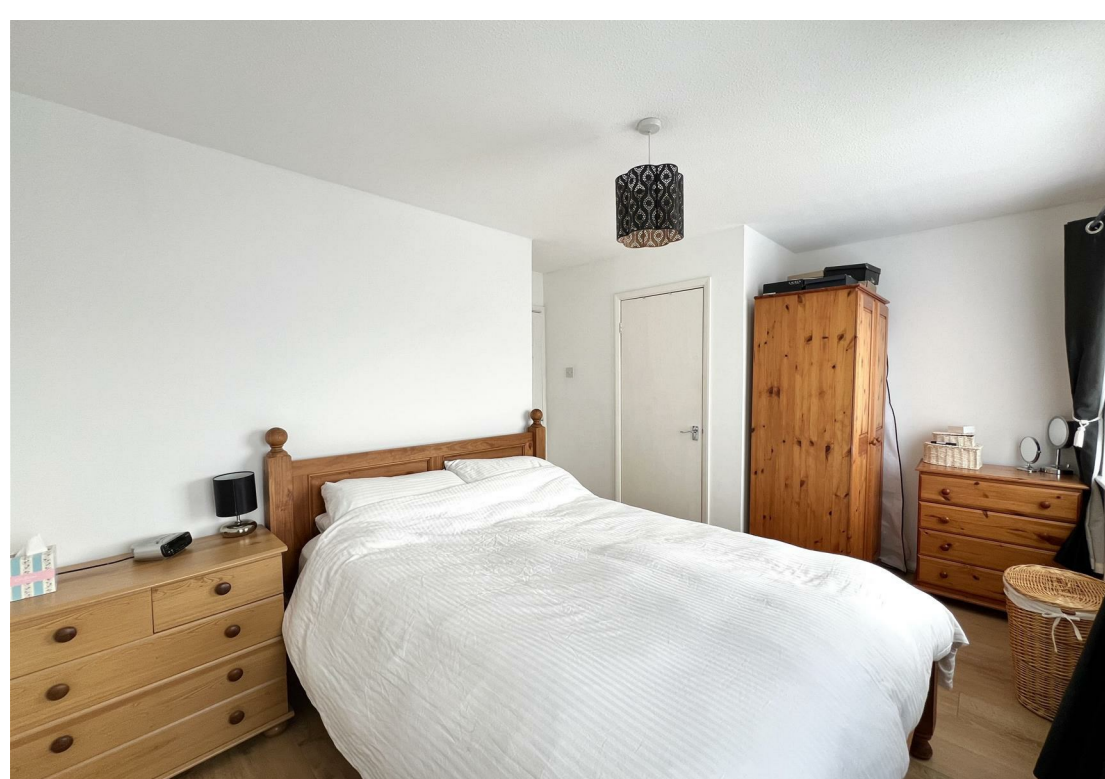
Sewerage: Mains

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



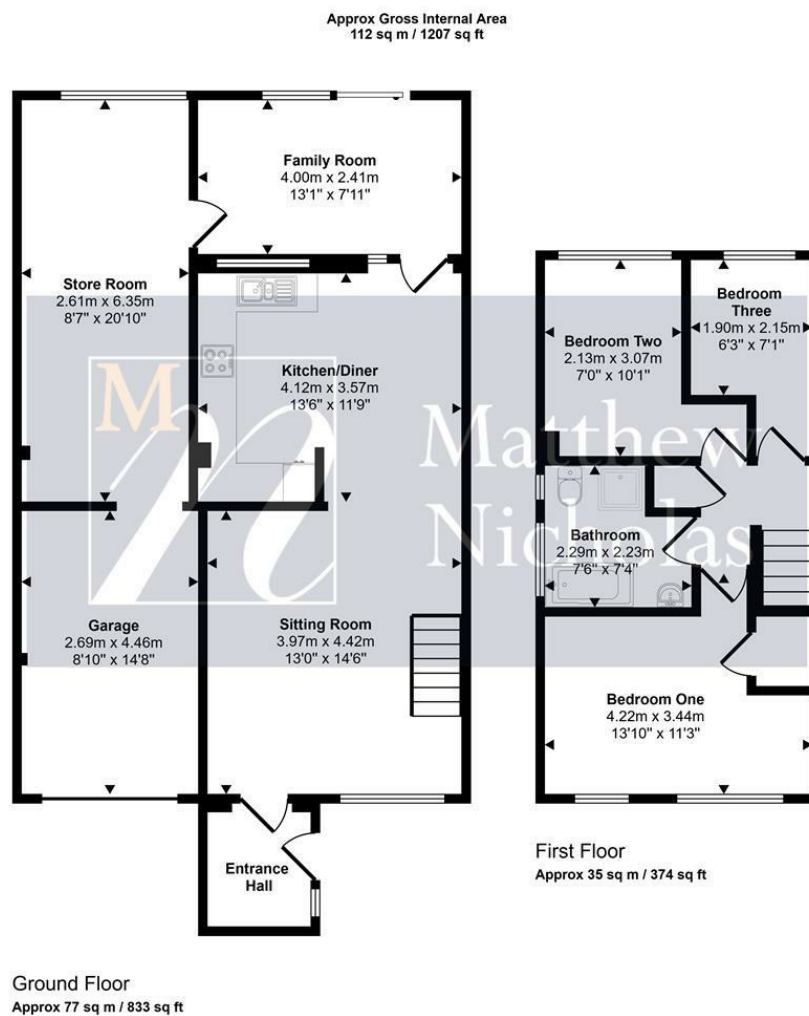
Local Authority: North Northamptonshire

Tax Band: B

Floor Area: 1207.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



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.

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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