



BYWATER HERRING  
SALES & LETTINGS  
— A TRADITION OF TRUST —



TO LET

Alexander Place Irthlingborough  
**£125,000**



- Cash buyers only!
- Semi-rural location on the edge of Irthlingborough
- Full refurbishment required throughout
- Three-bedroom semi-detached home
- Beautiful views over the Nene Valley

A three-bedroom semi-detached home with views across the Nene Valley, waiting for someone to bring it back to life. This house is ready for someone new to step in and make it their own!

## THE PROPERTY

Beyond the dust and the peeling paint is something rare: a blank canvas in a beautiful semi-rural setting, with views stretching across the Nene Valley and the kind of peace you can only find on the edge of town.

It's fair to say this property needs everything doing. From top to bottom, a full refurbishment is required. There are no internal photos or floorplan, and it's being sold by as seen to cash buyers only. But for the right person, whether you're an investor or someone with a vision, it's a genuine opportunity to create something special.

Inside, you'll find three bedrooms, a main bathroom, a downstairs WC, living room and kitchen/diner that could be transformed into a bright, welcoming space once again. There's also a detached single garage and the front and rear gardens offer plenty of scope to landscape or extend, subject to planning.

Step outside, and you're surrounded by countryside. The Nene Valley views are beautiful all year round, and you're only minutes from the Addington's for long walks and cosy Sunday lunches at The Bell or The Hare and Hounds.

Irthlingborough town centre is a three-minute drive, with local schools, shops and amenities close by. For commuters, Wellingborough train station is just over four miles away, with direct links to London St Pancras in under an hour.

This property is Freehold, in Council Tax Band B, and available to cash buyers only.

So, if you're looking for a project with potential, a home with a view, and a chance to breathe new life into a forgotten corner of Irthlingborough.

We're expecting plenty of interest so call 01933 427742 to arrange a viewing.

