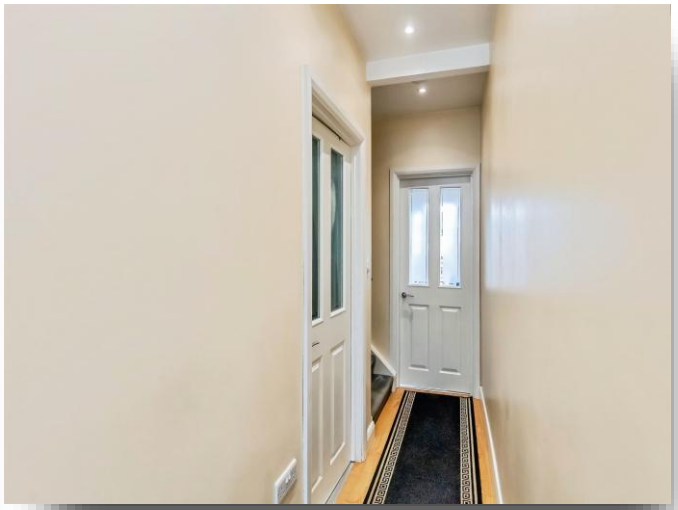

Station Road ,Irchester NN29 7EW

william
h brown

welcome to

Station Road, Irchester Wellingborough

This recently refurbished Victorian mid terraced home with modern comfort offering generous living space in a village location with two spacious double bedrooms, two reception rooms, both with wood burning stoves, stylish contemporary finish ideal for someone seeking move in ready home.

Entrance Hall
Double glazed obscured door to the front aspect, wall mounted metre box and stairs rising to first floor landing.

Lounge
Double glazed French door to the rear aspect, feature fireplace with wood burning stove, built in chimney recess, storage cupboard, built in understairs storage area and coving to ceiling.

Sitting Room
Double glazed window to the front aspect, feature fireplace with wood burning stove, coving to ceiling and radiator.

Kitchen
Kitchen comprising stainless steel sink unit and drainer unit inset to worksurfaces, wall and base storage units, plumbing for washing machine and dishwasher, built in oven hob with cooker hood over, tiling to splash back areas, ceiling lights and double glazed obscured door to the side aspect and double glazed window to the side aspect

First Floor Landing
Hatch to loft space with skylight to the rear aspect.

Bedroom One
Two double glazed windows to the front aspect and two radiators.

Bedroom Two
Double glazed windows to the rear aspect, built in over stairs walk in wardrobes and radiator.

Shower Room
Double glazed obscured window to the rear aspect, suite built in double shower, wash hand basin, low level WC, wall mounted heated towel rail, tiling to splash backs, ceiling lights and wall mounted boiler.

Externally
External Back
Courtyard, gravelled and paved area

Front
Courtyard, gravelled and paved area

Rear Garden
Raised decked patio with raised greenhouse, two patio paved raise floral beds and gravelled boarders.

Parking
Driveway space for 2 cars

Outbuilding (1)
Double glazed window to the rear aspect, door to the side aspect, light and power.

Outbuilding (2)
Door to front elevation

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welcome to

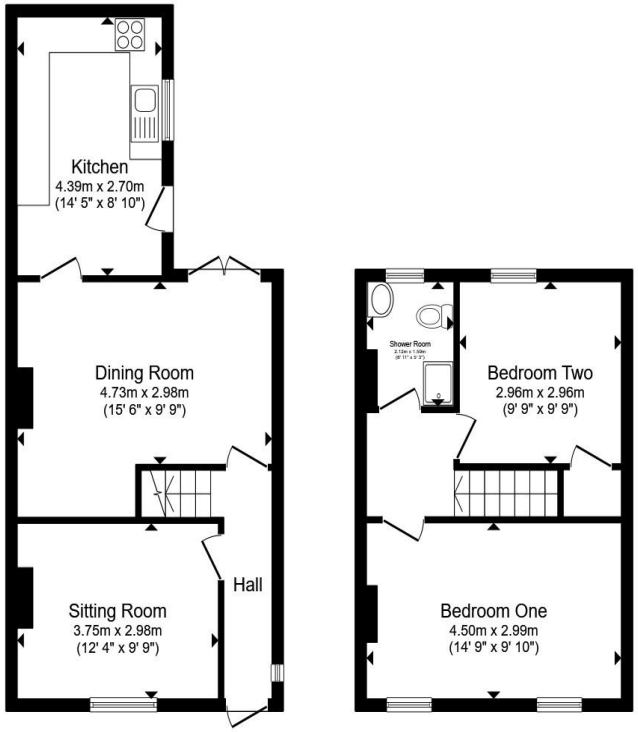
Station Road, Irchester

- Two bedroom mid terraced
- Recently refurbished
- Modern kitchen and shower room
- Off road parking
- Generous rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers over

£210,000



Ground Floor **First Floor**

Total floor area 79.4 m² (854 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
WBR114335 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

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