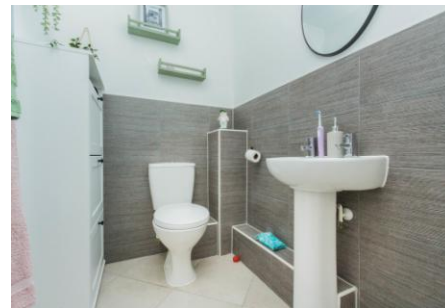
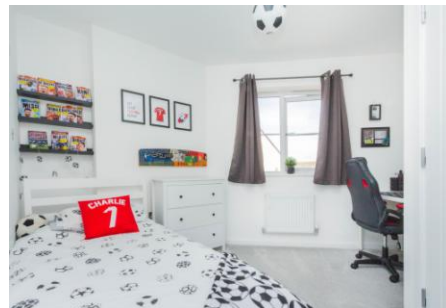


Wright Street Irthlingborough

richard james

www.richardjames.net



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.

Wright Street Irthlingborough NN9 5HQ
Leasehold Price £116,000 (40% shared ownership)

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.

Constructed in 2023 and offered on a 40% shared ownership basis is this immaculate and very spacious three bedroomed semi detached property situated off Wellingborough Road with benefits to include a wide range of integrated kitchen appliances, gas radiator central heating, uPVC double glazing and offers an EV wall charger, three good sized bedrooms and double width off road parking for two cars. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, walk in storage, three bedrooms, bathroom, front and rear gardens and a driveway. Please note the monthly rent is £403 to include building insurance.

Entry via composite front door through to:

Entrance Hall

Tiled floor, stairs rising to first floor landing, radiator, spotlights to ceiling, doors through to:

Cloakroom

Comprising low flush W.C, pedestal hand wash basin with tiled splash back, chrome towel rail, tiled floor, extractor fan to ceiling.

Lounge

16' 6" x 9' 9" (5.03m x 2.97m)

Window to front aspect, french door to rear aspect, radiator.

Kitchen/Dining Room

17' 3" x 14' 4" (5.26m x 4.37m) narrowing to 9'8"

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, built-in stainless steel oven, four ring gas hob, extractor over, fridge/freezer, dishwasher, washing machine, larder unit, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, radiator, tiled floor, windows to front and rear aspect, spotlights to ceiling, door through to walk in cupboard with tiled floor.

First Floor Landing

Loft access, radiator, window to rear aspect, doors to:

Bedroom One

16' 6" x 9' 7" (5.03m x 2.92m)

Windows to front and rear aspect, radiator.

Bedroom Two

12' 4" x 10' 4.37" (3.76m x 3.15m)

Window to front aspect, radiator.

Bedroom Three

12' 5" max. x 12' 0" max. (3.78m x 3.66m)

Window to front aspect, radiator, storage cupboard with shelving and radiator.

Bathroom

Comprising low flush W.C, pedestal hand wash basin, panelled bath with chrome shower over and tiled splash backs, chrome towel rail, window to rear aspect, shaver point, tiled floor, extractor to ceiling.

Outside

Front - Mainly lawn and laid with bark chippings, stocked with various bushes.

Side - Double width locked paved driveway providing off-road parking for at least 2 vehicles with electric EV wall charger.

Rear - Paved patio with outside water tap, main lawn, further paved area with wooden shed, garden is enclosed by wooden panelled fencing.

Material Information

The tenure of this property is leasehold. There is approx. 123 years remaining years on the lease. There is also an additional charge for rent of £403 per month which includes building insurance.

Energy Performance Rating

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band C (£2,164 per annum. Charges for enter year).

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.

