



Total area: approx. 69.5 sq. metres (748.1 sq. feet)



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.



Portland Road Irthlingborough NN9 5SZ Freehold Price 'Offers in excess of' £217,500

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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Irthlingborough Office
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Offered with no upward chain is this extended and established two bed roomed semi detached property situated in a cul de sac within the popular 'Knightlands' estate featuring off road parking for numerous cars with an oversized detached prefabricated garage measuring 16ft x 12ft and a rear garden measuring approx. 64ft in length. Further benefits include gas radiator central heating, uPVC double glazing, refitted kitchen with integrated appliances, refitted downstairs shower room and offers two double bedrooms and a 25ft kitchen/dining room. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, down stairs shower room, first floor landing, two bedrooms, front and rear gardens, oversized garage and a driveway.

Entry via glazed uPVC front door with side screen through to:

Porch

Tiled floor, further part glazed uPVC door with side screen through to:

Entrance Hall

Stairs rising to first floor landing, vinyl flooring, spotlights to ceiling, doors to:

Lounge

13' 9" x 10' 5" (4.19m x 3.18m)

Window to front aspect, radiator, feature fireplace with tiled hearth and wooden mantle, spotlights to ceiling, laminate flooring.

Downstairs Shower Room

Refitted to comprise low flush W.C, vanity sink with cupboard under, corner shower cubicle with chrome shower and tiled splash backs, vinyl flooring, window to rear aspect, spotlights to ceiling.

Kitchen/Dining Room

25' 2" x 8' 4" (7.67m x 2.54m)(This measurement includes area occupied by the kitchen units)

Dining Area

Vinyl flooring, radiator, spotlights to ceiling, through to:

Kitchen Area

Refitted to comprise single drainer composite sink unit with cupboard under, a further eye and base level units providing work surfaces, integrated stainless steel oven, four ring gas hob, extractor fan over, American fridge/freezer space, vinyl flooring, plumbing for washing machine, wine rack, spotlights to ceiling, window to side aspect, space for tumble-dryer, French door to rear aspect though to:

Rear Porch

Window to rear aspect, door to side aspect.

First Floor Landing

Loft access, doors to:

Bedroom One

13' 9" x 10' 7" (4.19m x 3.23m)

Two window to front aspect, two radiators, spotlights to ceiling, built-in wardrobe.

Bedroom Two

13' 9" x 8' 4" (4.19m x 2.54m)

Two windows to rear aspect, two radiators, spotlights to ceiling.

Outside

Front - Garden is laid to lawn with border stocked with bark and gravel, concrete driveway providing off-road parking for numerous leading to double wooden gates, leading to:

Oversized Detached Garage - Measuring 12ft wide x 16ft in depth - Up and over door, power connected.

Rear - Comprising concrete paved patio, water tap, main lawn, border stocked with flowers and shrubs, wooden shed, further raised patio and children's play area, garden is enclosed by timber panelled fencing and measures approx 64ft in depth.

Material Information

The tenure of this property is freehold.

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,990 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.

