



8 Eastfield Road  
Irthlingborough, Northants NN9 5QB



Simpson & Partners



Attention First Time Buyers/Investors. This beautifully presented period terraced home is located in the heart of Irthingborough, just a short walk from local amenities and scenic countryside walks. Boasting three bedrooms, two reception rooms and low maintenance rear garden. Further benefits include double glazed windows and doors. Enter the property into hallway with stairs rising to the first floor and doors to; living room is set to the front, dining room with window to the rear and feature fireplace, door leads through to the galley kitchen. The kitchen is fitted with a range of wall and base units incorporating built in oven, hob and extractor fan, space and plumbing for washing machine and fridge/freezer. Ground floor bathroom fitted with a modern suite comprising bath with shower over, pedestal wash hand basin, low level wc. To the first floor are three good sized bedrooms and airing cupboard in bedroom three. Externally to the front is a small walled forecourt with porch to front entrance. The rear garden is courtyard style with gated pedestrian access giving right of way to neighbouring properties, brick built storage barn and wc. Viewing is highly recommended to appreciate the interior and location of this lovely home. EPC Rating E. Council Tax Band A.



3



1



2

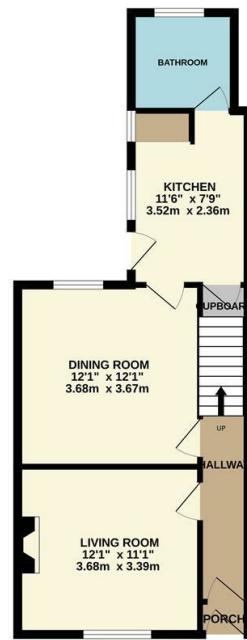
Price £171,500



Irthlingborough is a small town offering many amenities to include shops, cafe's, restaurants, schooling, doctors and country walks situated on the edge of the town. The new Rushden Lakes development is 10 minutes drive offering many recreational facilities and shops and restaurants, along with river walks. Good road links to A45/A6 leading to M1/M6. The train station is located in Wellingborough, 15 minutes drive giving access to the capital in under an hour.



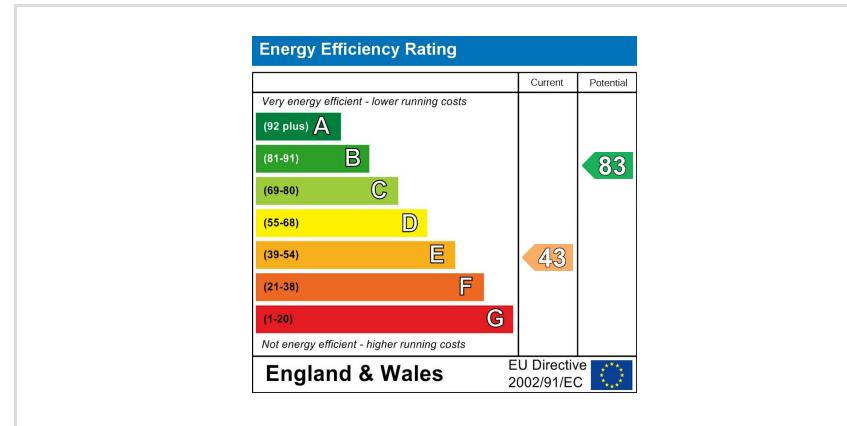
GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.

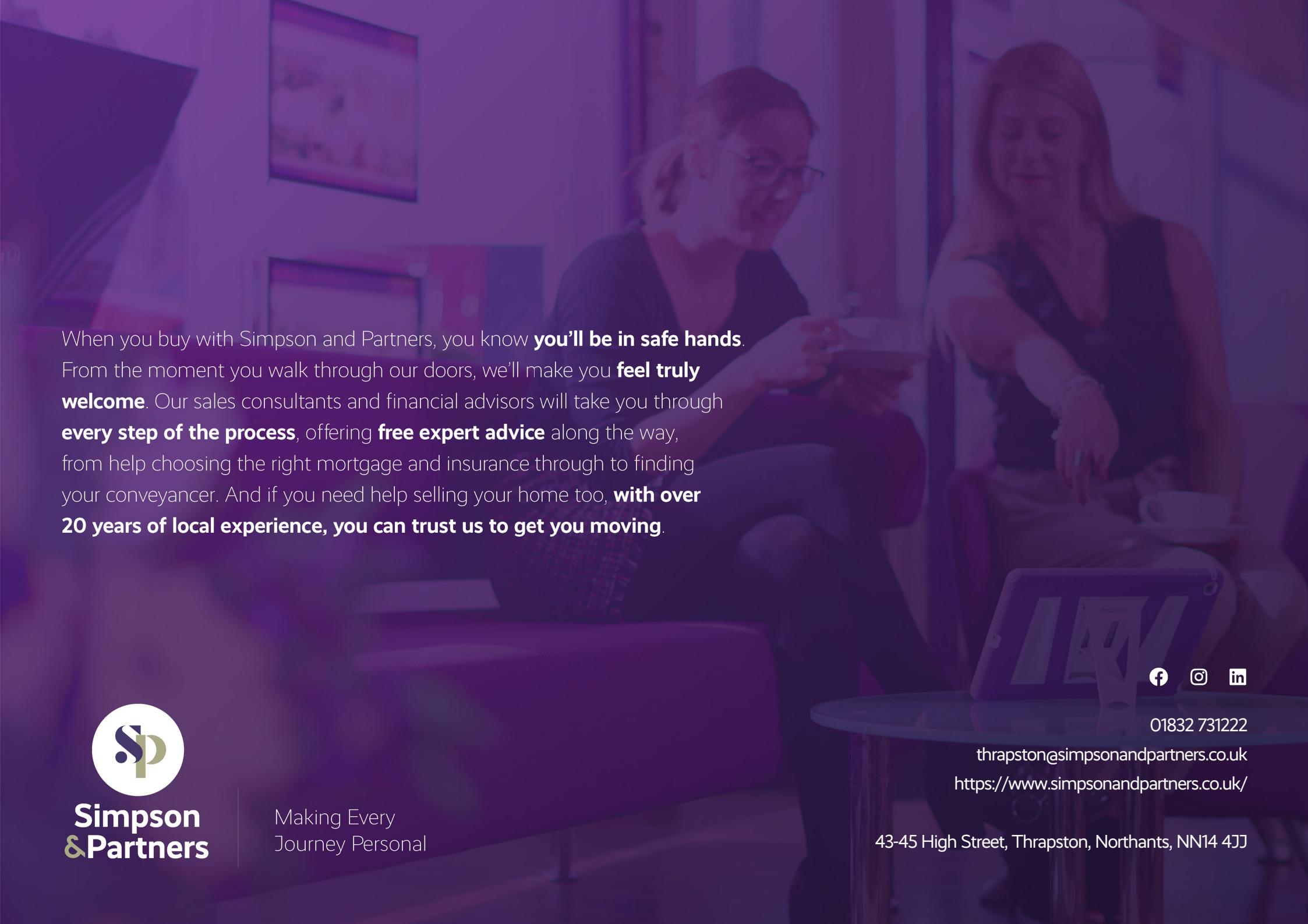


1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA - 920 sq ft. (85.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any inaccuracies. Services have not been tested by the Surveyor and no guarantee can be given. The services, systems and appliances shown have not been tested by the Surveyor and no guarantee can be given. Further specific advice can be given.  
Made with Metrolist 0202



A blurred background image of two women in an office environment. One woman is seated, wearing glasses and a dark top, smiling. The other woman is standing to her right, also smiling. There are computer monitors and office equipment in the background.

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