



Palmer Avenue, Irthlingborough NN9 5XB

welcome to

Palmer Avenue, Irthlingborough

****Open House Event****

Friday the 25th September 13:00 - 14:00. Viewings strictly by advanced appointment only. Please call to reserve your time slot.



Agents Note

An AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Entered via double glazed door to the front aspect, double glazed window to the side aspect, stairs rising to the first floor landing, under stairs storage, Karndean flooring, radiator and door to the kitchen.

Lounge

Double glazed window to the front aspect, French doors to the dining room, coving, radiator and television point.

Dining Room

French doors to the garden room and radiator.

Kitchen

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, splash backs, range cooker with cooker hood over, plumbing for washing machine and dishwasher, space for fridge/freezer, double glazed window to the side aspect, radiator and central heating boiler.

Garden Room

Brick and UPVC construction, double glazed windows to the rear and side aspects, television point, electric radiator, door to shower room, fitted with a warm roof and double glazed French doors to the rear garden.

Downstairs Shower Room

WC, wash hand basin with vanity unit, shower cubicle, extractor fan, full tiling and heated towel rail.

First Floor Landing

Double glazed window to the side aspect, stairs rising from the entrance hall, airing cupboard, access to loft space, doors to the bedrooms and shower room. The loft is fitted with flooring, loft ladder, power and light.

Bedroom One

Double glazed window to the front aspect, fitted wardrobes and radiator.

Bedroom Two

Double glazed window to the rear aspect, built in wardrobe, shower cubicle and radiator.

Bedroom Three

Double glazed window to the front aspect and radiator.

Shower Room

Double glazed window to the rear aspect, WC, wash hand basin with vanity unit, bidet, shower cubicle, extractor fan and full tiling.

Externally

Front

Low brick wall with gated entrance, driveway, lawn area and planted beds.

Rear Garden

Continuation of the drive, lawn area and raised patio providing a seating area.

Garage

Accessed via up and over door from the driveway and double glazed window to the side aspect.



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Palmer Avenue, Irthlingborough

- Popular Location
- Conservatory extension
- Modern Kitchen and Bathroom
- Fitted wardrobes and dressing area to bedroom one
- Attractive patio area with awning

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RSD110338 - 0003

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.

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