

Drayton Place, Irthlingborough

richard james

www.richardjames.net



Total area: approx. 69.5 sq. metres (747.6 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.

Drayton Place, Irthlingborough, NN9 5TD
Freehold Price 'Offers in excess of' £235,000

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 surveyors 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.

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



Situated on the popular 'Knightlands' estate is this very well presented modern two bedroomed semi detached bungalow with benefits to include uPVC double glazing, gas radiator heating, refitted kitchen with built in appliances, wet room, large brick/uPVC conservatory and offers off road parking for up to three cars and low maintenance gardens. The accommodation briefly comprises entrance hall, lounge, kitchen, two bedrooms, conservatory and wet room, gardens to front and rear and a driveway.

Enter via composite front door to:

Entrance Hall

Loft access with wall mounted gas boiler serving domestic hot water and central heating systems, Laminate flooring, radiator, coving to ceiling, opening to:

Kitchen

9' 9" x 7' 9" (2.97m x 2.36m)(This measurement includes the area occupied by the kitchen units)
Refitted to comprise stainless steel single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, tiled splash backs, built-in double oven, five ring gas hob, extractor, plumbing for washing machine, plumbing for dish washer, fridge/freezer space, tiled flooring, remote control blinds, window to front aspect.

Lounge

16' 9" x 10' 5" (5.11m x 3.18m)
Window to front aspect, remote control blinds, radiator, T.V. point, remote controlled electric fire, coving to ceiling, laminate flooring.

Inner Lobby

Airing cupboard, laminate flooring, doors to:

Bedroom One

10' 6" x 9' 0" (3.2m x 2.74m)
Window to rear aspect, remote control blinds, radiator, built in wardrobes, coving to ceiling.

Bedroom Two/Dining Room

9' 8" x 9' 4" (2.95m x 2.84m)
French doors to rear aspect, coving to ceiling, radiator, French door to:

Conservatory

19' 4" x 8' 2" (5.89m x 2.49m)
Of brick/uPVC construction, perspex roof, power and wall lights connected, radiator, TV point, tiled flooring, French doors to rear aspect leading to garden.

Wet Room

Refitted to comprise low flush W.C. pedestal hand wash basin, heated towel rail, extractor, wall mounted electric heater, remote control blinds, window to side aspect.

Outside

Front - Block paved providing off road parking for up to three cars, enclosed by gravel border and brick walling.

Rear - Paved patio, decking area, steps down to area laid with slate chippings, pergola, wooden summer house with power and light connected, further two sheds, larger shed has power and light connected, outside light, power points, border stocked with olive tree and shrubs, enclosed by wooden panelled fencing, gated side pedestrian access.

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 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.

