



Arkwright Road, Irchester NN29 7HD

welcome to

Arkwright Road, Irchester

This Three bedroom Semi Detached home with driveway and garage. To the ground floor you will find; entrance hall, lounge, kitchen/diner and bathroom. On the first floor are the Three bedrooms. Externally the rear garden is laid with lawn has a patio providing a seating area and gated access.



Entrance Hall

Entered via double glazed door to the front aspect, meter cupboard and doors to all rooms.

Lounge

Double glazed window to the front aspect and stairs rising to the first floor landing.

Kitchen

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, space for cooker, plumbing for washing machine, space for fridge/freezer, double glazed window to the rear aspect and double glazed door to the rear aspect.

Bathroom

Double glazed window to the rear aspect, WC, wash hand basin, bath with shower over, and full tiling.

First Floor Landing

Stairs rising from the entrance hall, access to loft space, doors to the bedrooms and bathroom.

Bedroom One

Double glazed window to the front aspect.

Bedroom Two

Double glazed window to the rear aspect.

Bedroom Three

Double glazed window to the rear aspect.

Externally**Front**

Driveway providing off road parking for a couple of cars, lawn area and mature bushes.

Rear Garden

Mainly paved area, raised gravel area, outside water tap and gated side entrance.

Garage

Accessed via up and over door from the driveway, power and lighting connected and door leading to the garden.



view this property online williamhbrown.co.uk/Property/RSD110060



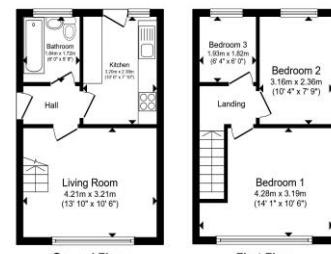
welcome to Arkwright Road, Irchester

- SEMI DETACHED
- THREE BEDROOMS
- NO ONWARD CHAIN
- OFF ROAD PARKING
- GARAGE

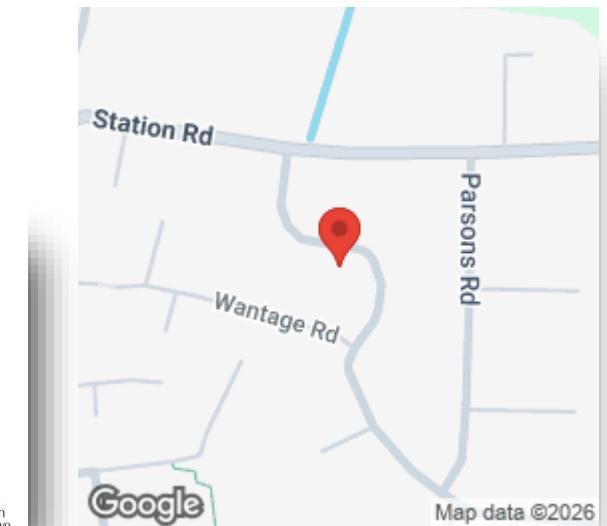
Tenure: Freehold EPC Rating: E

Council Tax Band: B

£195,000



Total floor area 55.3 m² (595 sq ft) approx.
This floor plan is for illustration purposes only. It is not drawn to scale. Any measurements, floor areas (including any area other than floor areas), openings and dimensions shown are approximate only. They are provided for general guidance only and should not be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or inaccuracy. A party must rely upon its own inspection(s). Please be aware that the property may have been altered since the survey was carried out.



view this property online williamhbrown.co.uk/Property/RSD110060

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.



Property Ref:
RSD110060 - 0003

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01933 410717



Rushden@williamhbrown.co.uk



52 High Street, Rushden, Northamptonshire,
NN10 0PJ



williamhbrown.co.uk