



1 Prospect Avenue | Irchester | NN29 7DZ



Matthew
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Offers In The Region Of £340,000

An extended and much improved mature three bedroom semi detached period property on the edge of the village. Enjoying a private and south facing plot, lots of off road parking and a garage, the property offers some attractive features such as bay windows but also benefits from modern fixtures such as the refitted kitchen and contemporary bathrooms. In brief the property comprises a hall, sitting room, dining room, kitchen/breakfast, utility room and guest WC. The first floor offers three bedrooms and a family bathroom. The large rear garden provides a stand alone home office and separate workshop. Viewing is strongly advised.

- Extended three bedroom semi detached house
- South facing large garden
- Garage, office and workshop
- Off road parking for multiples vehicles
- Refitted kitchen bathroom
- Neutrally decorated throughout.

Storm porch with PVCu door leading into

Entrance Hall

Radiator, stairs to first floor, doors to sitting room and to

Guest WC

Two piece suite comprising of a low level WC, hand wash basin, tiled splash back, radiator, window to side, high level cupboard.

Sitting Room

11'7" x 18'10" (3.55 x 5.76)

Bay window to front, radiator, feature fireplace with timber surround and mantle, ornamental wood burner style fire, TV point, coving, double glazed doors into

Dining Room

10'6" x 6'9" (3.22 x 2.08)

Radiator, coving, door to utility room and opening into

Kitchen/Breakfast Room

18'0" x 8'1" (5.49 x 2.47)

Fitted with a range of base and eye level units with granite effect worksurfaces above, one and half bowl sink and drainer with stainless steel mixer tap above, mid level oven, large five burner gas hob with extractor above, upstands, floor heater, integrated dishwasher, integrated under counter fridge, pantry cupboard, window to rear and bi-fold doors to rear garden.

Utility Room

6'10" x 8'10" (2.10 x 2.71)

Radiator, base and eye level units with worksurfaces above, space and plumbing for washing machine, space for fridge freezer, pull out rubbish bins, PVCu door to side.

First Floor Landing

Window to side, loft access hatch, doors to all principal rooms.

Bedroom One

10'10" x 14'3" (3.32 x 4.36)

Bay window to front, radiator, built in wardrobes.

Bedroom Two

10'5" x 12'1" (3.18 x 3.70)

Window to rear, radiator.

Bedroom Three

7'5" x 8'9" (2.27 x 2.68)

Window to rear, radiator, coving.

Bathroom

6'0" x 6'5" (1.84 x 1.96)

Three piece suite comprising of a low level WC, hand wash basin and bath with panel. Thermostatic shower and glazed screen over bath, towel warming radiator, tiling to all walls, extractor, powered mirror, obscured window to front.

Outside

The property sits behind a generous frontage of block paving offering off road parking for multiple vehicles. This extends down the side of the property providing further parking (currently used to store a caravan).

Garage

8'2" x 19'9" (2.50 x 6.04)

Up and over door, power and light connected, window to side.

Rear Garden

Immediately abutting the rear is a slabbed patio area retained by low level walling with power socket. The remainder of garden is predominantly laid to lawn with mature planting to the sides, outside tap and sockets. The whole is enclosed with a combination of timber fencing, considered private and is southerly facing.

Office

7'2" x 9'6" (2.20 x 2.91)

PVCu windows and doors, power and light connected, electric heater, currently used as an office.

Workshop

14'6" x 14'1" (4.43 x 4.31)

Of timber construction, power and light connected.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

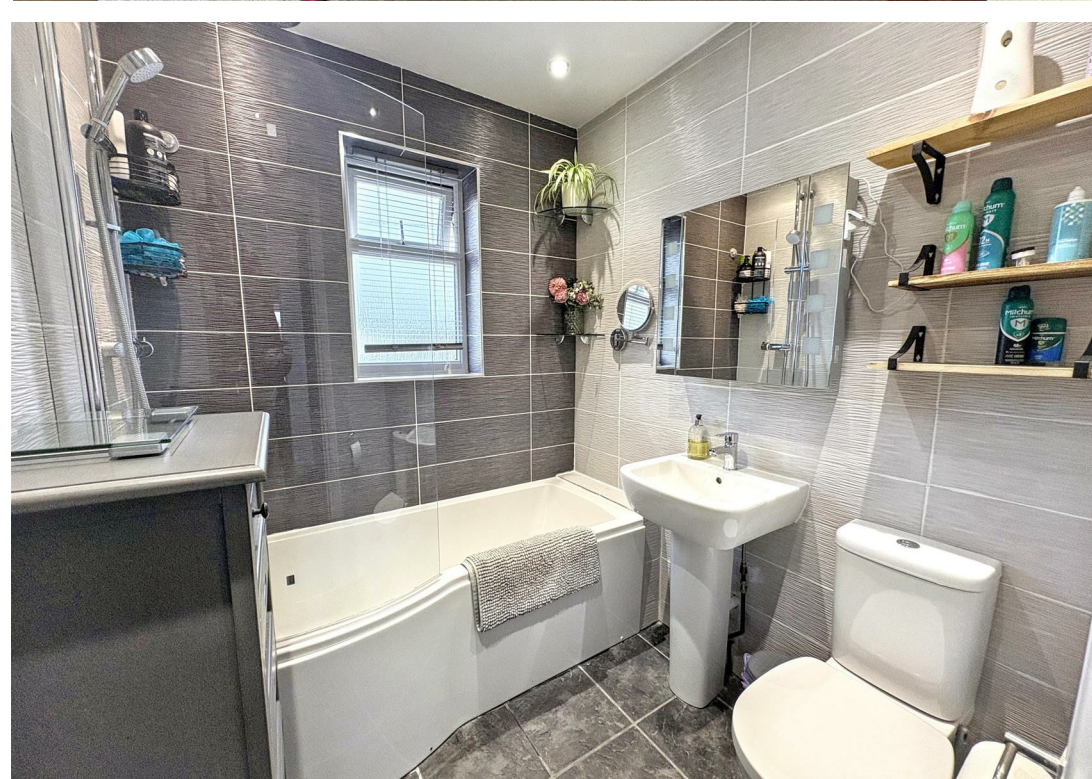
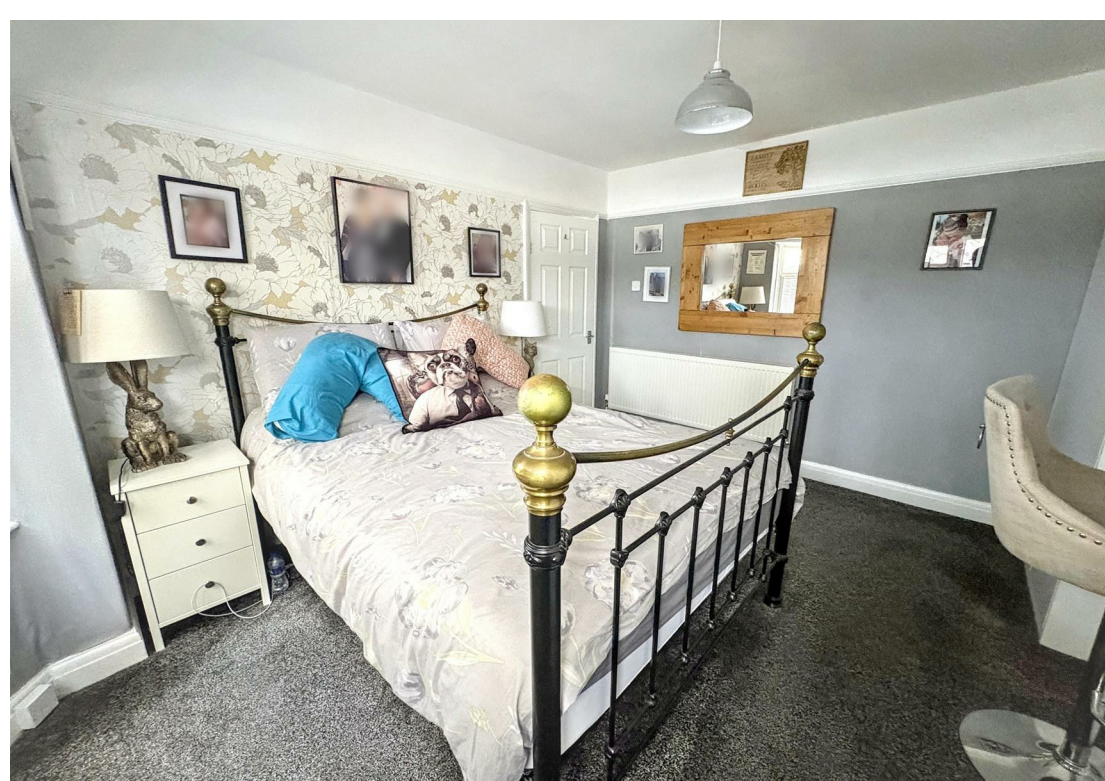
Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





Further Information




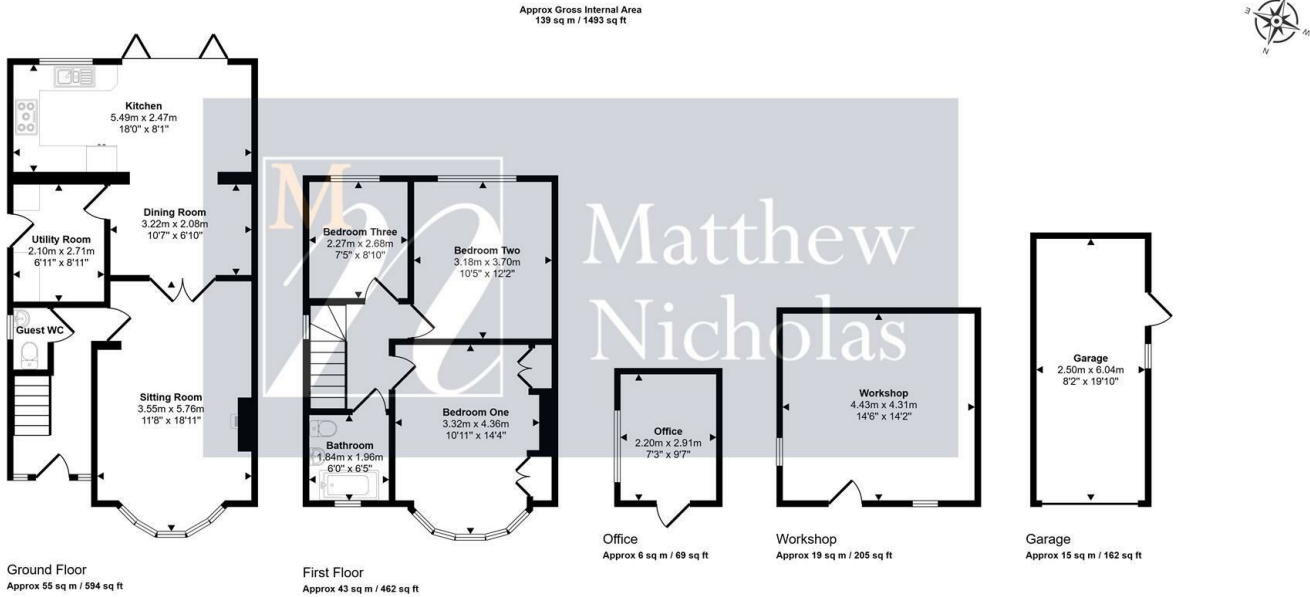
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 1493.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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