



11 Parsons Road | Irchester | NN29 7EA



Matthew  
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## Offers In Excess Of £274,995

A delightfully positioned and completely refurbished two double bedroom semi-detached bungalow with large driveway and east facing garden. Situated on a quiet road on the edge of the village, the property offers a 'turn key' solution for those looking for something ready to move straight into. Offering a gas fired radiator heating system, recent rewire, new PVCu sealed unit double glazing and a superbly refitted kitchen and bathroom, neutral décor and floor coverings. Comprising a hallway, sitting room overlooking the garden, kitchen, bathroom and two double bedrooms. Viewing highly recommended.

- Semi detached bungalow by Underwood builders
- Off road parking
- Gas fired radiator heating system
- Immaculate order throughout
- Refitted Kitchen and Bathroom
- New windows and doors throughout

Newly installed composite door leading into small porch area with further obscured glazed door leading into

### **Entrance Hall**

Loft access hatch, Carpet laid above LVT herringbone flooring, doors to all principal rooms,

### **Sitting Room**

11'6" x 12'3" (3.51m x 3.74m)

Newly fitted French doors to rear, radiator, TV point, Carpet laid above LVT herringbone flooring.

### **Kitchen**

9'7" x 9'4" (2.92m x 2.84m)

Refitted with a contemporary range of cabinetry with marble effect work surfaces. Stainless steel single drainer sink with mixer tap above, induction hob with extraction above and single electric oven beneath. Integrated dishwasher, washing machine and fridge freezer. Space for table and chairs, vertical radiator, LVT herringbone flooring, downlighters, new window to rear.

### **Bedroom One**

11'5" x 9'10" (3.49 x 3.00)

Newly fitted window to front, radiator,

### **Bedroom Two/ Dining Room**

10'8" x 9'9" (3.25m x 2.97m)

Newly fitted window to front, radiator.

### **Bathroom**

5'7" x 7'11" (1.70m x 2.41m)

Fitted with a three piece suite including a high level WC, vanity wash hand basin with storage below and bath with panel to side. Shower above with glazed screen to side. Tiled splash areas, concealed gas fired central heating boiler, LVT herringbone flooring, downlighters, obscured window to the side.

### **Outside**

The property stands behind a front garden laid to shingle behind a retaining brick wall. To the side is a concrete driveway with space for several vehicles which runs along the full length of the property and allowing pedestrian access to the rear garden.

### **Rear Garden**

Immediately abutting the rear of the property is a flagstone seating area, the majority of garden is laid to lawn with planting to the borders, stepping stone pathway, garden shed, all enclosed with combination of feather board and panelled fencing.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

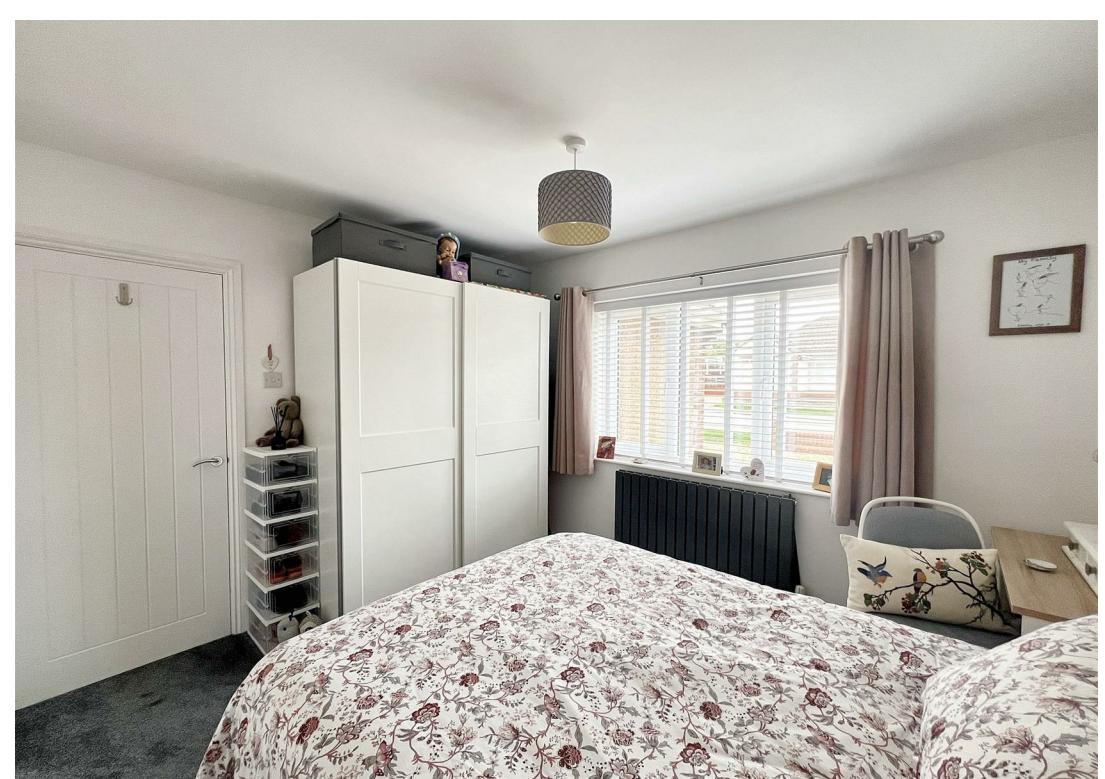
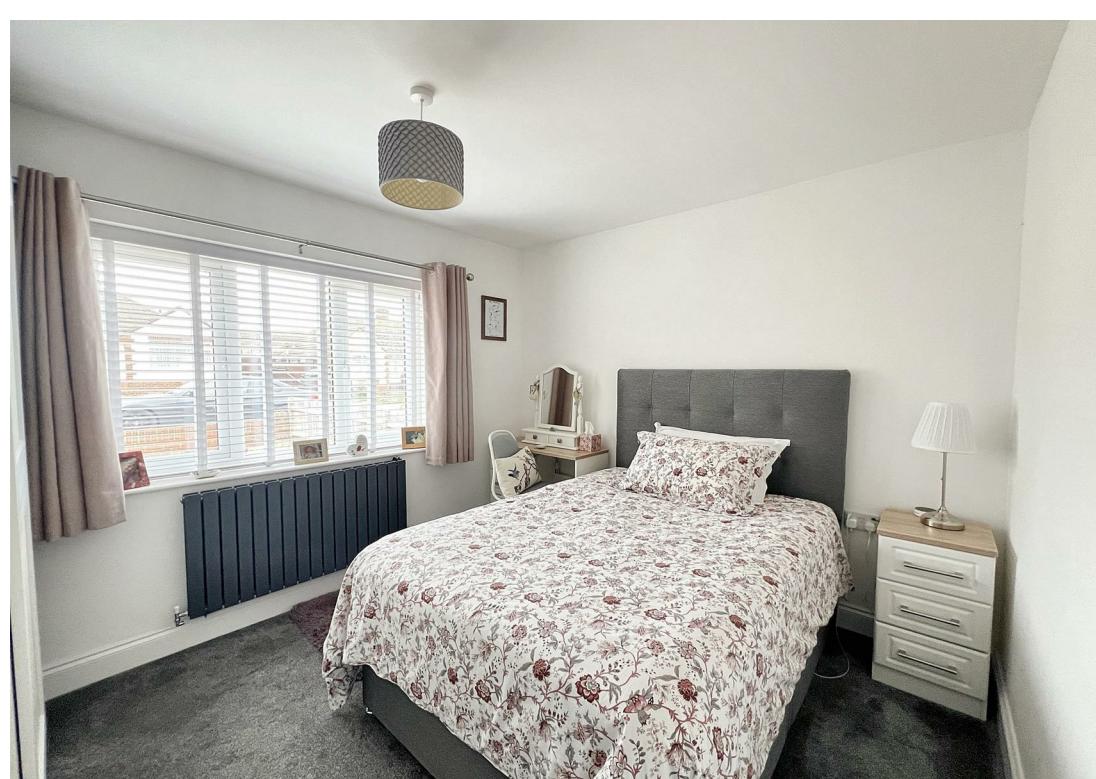
Sewerage: Mains

Heating: Gas radiators

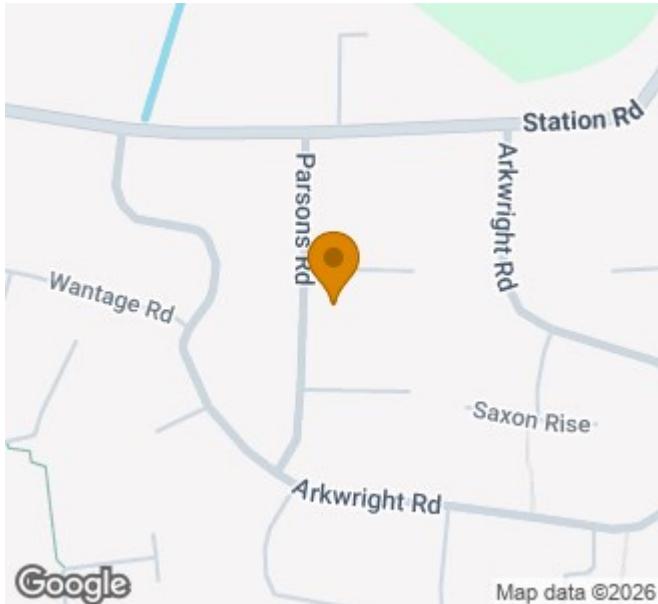
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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: 575.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E	69	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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