



76 Station Road | Irchester | NN29 7EN



Matthew
Nicholas



Offers In The Region Of £199,995

A nicely presented period three bedroom mid-terrace house enjoying a south facing garden and lovely open views to the front. The property boasts a gas fired radiator heating system, sealed unit double glazed windows and doors, fitted kitchen and white fitted bathroom. The accommodation briefly comprises of an entrance hall, separate sitting and dining room, kitchen with door to the garden, a first floor landing allows access to two double bedrooms, a single bedroom and a bathroom. Gardens to front and rear. A value for money family home. Recommended.

- Mature three bedroom terraced house on the edge of the village
- South facing rear garden
- PVCu double glazing
- Superb open views to the front
- Gas fired radiator heating system
- No onward chain

PVCu door leading from an open porch to the

Entrance Hall

Radiator, staircase to the first floor. Doors to both reception rooms.

Dining Room

9'10" x 11'1" (3.02m x 3.40m)

Two windows to the front, radiator,

Sitting Room

13'1" x 12'5" (3.99m x 3.81m)

Window to the rear, radiator, feature fireplace with ornamental inset, understairs store. Door to the

Kitchen

8'0" x 10'3" (2.45m x 3.13m)

Fitted with a range of units with worksurfaces above. Inset single bowl stainless steel sink with mixer tap. gas hob with chimney style extractor above and single electric oven below. Space for washing machine and fridge freezer. Tiled splash areas, radiator, quarry tiled floor. Window and door to the rear garden.

First Floor Landing

Radiator, loft access hatch, downlights. Doors to all bedrooms and bathroom.

Bedroom One

15'5" x 11'4" (4.72m x 3.47m)

Two windows to the front, radiator, overstairs store, picture rail.

Bedroom Two

11'3" x 9'7" (3.43m x 2.93m)

Window to the rear, radiator, cast iron decorative fireplace, wardrobe, picture rail.

Bedroom Three

7'10" x 8'6" (2.39m x 2.60m)

Window to rear, radiator.

Bathroom

Fitted with a three piece suite including a low level WC, wash hand basin and bath

with shower above. Tiled splash areas, vinyl floor, radiator, expelair and window to side.

Outside

Standing behind a courtyard garden with retaining wall, planting and slate/shingle. Shared access with no 74 to the rear garden.

Rear Garden

Concrete hardstanding to the rear of the house from which access may be gained to the kitchen and workshop plus a small store. The remainder of the garden is predominantly laid to lawn and enclosed by fencing.

Workshop

7'11" x 6'1" (2.42m x 1.86m)

Power and light connected with window and door to the garden. Gas fired central heating boiler mounted on the wall.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

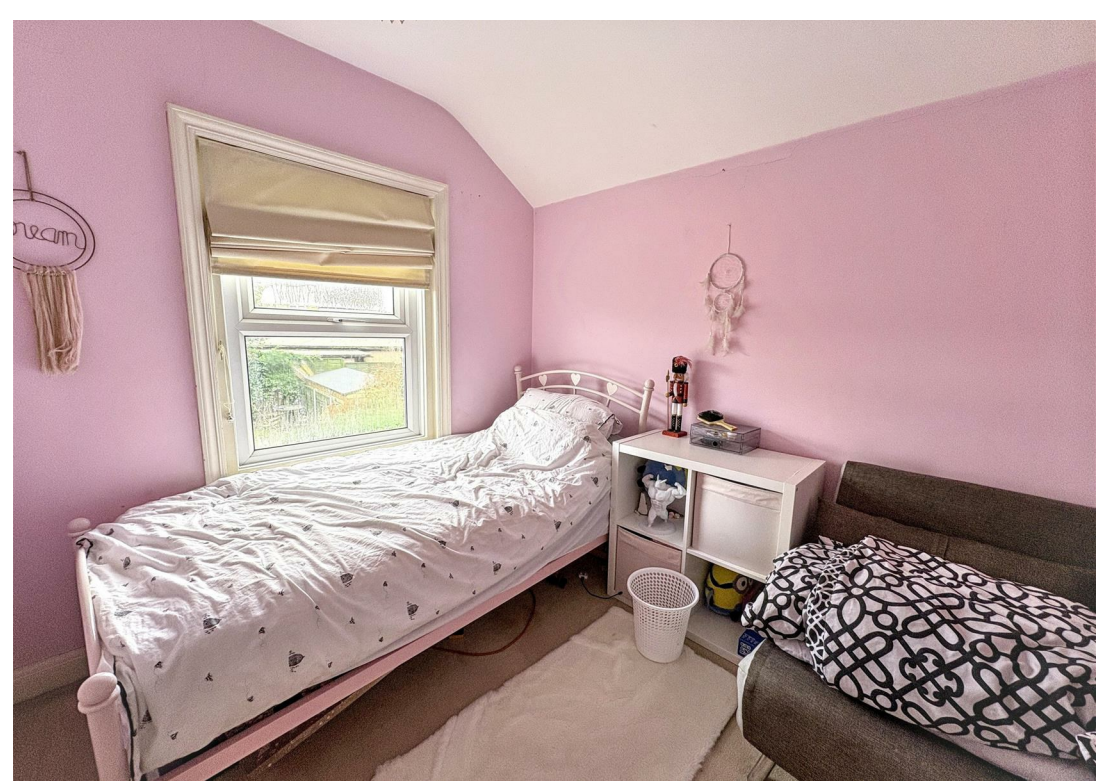
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.





Further Information



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 947.23 sq ft

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		69	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk

