



Total area: approx. 81.1 sq. metres (872.7 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.



**Ruby Close, Irthlingborough, NN9 5GW**  
**Freehold Price £260,000**

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 surveyor's 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



**Constructed in 2021 by Davidsons Homes is this very well presented and generously sized three bed roomed semi detached property with benefits to include gas radiator central heating, uPVC double glazing, integrated kitchen appliances and offers a four piece bathroom suite and off road parking for two cars. The accommodation briefly comprises entrance hall, lounge, cloakroom, kitchen/dining room, three bedrooms, bathroom, front and rear gardens and a driveway.**

Enter via front door to:

#### Entrance Hall

Stairs rising to first floor landing, radiator, laminate flooring, door to:

#### Lounge

14' 7" max x 11' 9" max (4.44m x 3.58m)

Window to front aspect, laminate flooring, radiator, under stairs storage cupboard, T.V. and telephone points, door to:

#### Inner Hallway

Doors to:

#### Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, radiator, tiled flooring, extractor.

#### Kitchen/Dining Room

15' 2" x 14' 1" max (4.62m x 4.29m) (This measurement includes area occupied by the kitchen units)

Fitted to comprise one and a half bowl stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built-in stainless steel oven, gas hob, extractor, fridge/freezer space, concealed wall mounted gas boiler serving domestic hot water and central heating systems, plumbing for washing machine, space for dishwasher, radiator, laminate flooring, French door with side screens to rear aspect.

#### First Floor Landing

Storage cupboard with shelving, radiator, loft access, doors to:

#### Bedroom One

15' 3" max x 9' 8" max (4.65m x 2.95m)

Two windows to front aspect, radiator, T.V. point, storage cupboard.

#### Bedroom Two

12' 1" x 7' 2" (3.68m x 2.18m)

Window to rear aspect, radiator, TV point.

#### Bedroom Three

12' 1" x 7' 7" (3.68m x 2.31m)

Window to rear aspect, radiator, TV point.

#### Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, double shower cubicle, radiator, shaver point, extractor, spotlights, window to side aspect, tiled flooring.

#### Outside

Front - Driveway providing off road parking for two cars, border stocked with decorative stones.

Rear - Paved patio, main lawn, outside tap, gated side pedestrian access, enclosed by wooden panelled fencing, decorative stoned path way, wooden shed.

Material Information The tenure of this property is freehold.

#### Energy Performance Rating

This property has an energy rating of B The full Energy Performance Certificate is available upon request.

#### Council Tax

We understand the council tax is band B (£1,893 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](http://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

