



73 Saxon Rise | Irchester | NN29 7AU



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## Offers In The Region Of £225,000

A superbly finished two bedroom end of terrace house situated on the edge of the village with long garden, drive and garage. Benefitting from no onward chain, a gas fired radiator heating system, PVCu double glazing, recently refitted kitchen and bathroom, it would make an ideal first time purchase or rental property. The property briefly comprises an entrance hall, sitting/dining room, kitchen, two bedrooms and bathroom. The outside provides off road parking to the front and a garage to the rear. Viewing is recommended.

- Gas fired central heating system
- Garage and off road parking
- Newly decorated & superbly presented
- Refitted kitchen & bathroom
- Ohme EV Charger
- Ideal first time buy/investment

PVCu door to leading into

### **Entrance Hall**

Wooden panel door to

### **Sitting Room**

11'10" x 16'4" (3.63 x 5.00)

Window to front, radiator, space for dining table, under stairs storage cupboard, wooden flooring, door to

### **Kitchen**

11'10" x 9'10" (3.62 x 3.01)

Recently refitted with a range of base and eye level shaker style units finished in a pale green with wood effect worksurfaces above, one and half bowl sink and drainer with stainless steel mixer tap above, integrated low level oven and electric hob with extractor above, integrated fridge freezer and dishwasher, space and plumbing for washing machine, tiling to splash areas, radiator, stairs to first floor, wooden flooring, window to rear and PVC door to rear garden.

### **First Floor Landing**

Loft access hatch, doors to all first floor rooms.

### **Bedroom One**

11'11" x 11'11" (3.65 x 3.65)

Window to front, radiator, built in cupboard.

### **Bedroom Two**

11'9" x 7'10" (3.60 x 2.39)

Window to rear, radiator, built in cupboard.

### **Bathroom**

5'4" x 6'3" (1.64 x 1.92)

Recently refitted with a three piece suite comprising of a low level WC with concealed cistern, hand wash basin with vanity unit below, bath with matching panel, thermostatic shower with rainfall head, glass screen, tiling to splash areas, towel warming radiator, expelair, obscured glazing to side.

### **Outside**

The property sits behind a front garden predominantly laid to lawn with a driveway for off road parking, enclosed on two sides with low level picket fencing.

### **Rear Garden**

Immediately abutting the rear is a slabbed and blocked patio and seating area, the rest of the garden is laid to lawn with shrubs and bushes to the side, pedestrian access to the garage at the rear of the garden, side gate, further seating area to the far end. The whole is enclosed with timber fencing.

### **Garage**

Accessed via a service road behind the property is a single garage with vehicle door and pedestrian door allowing access into rear garden.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

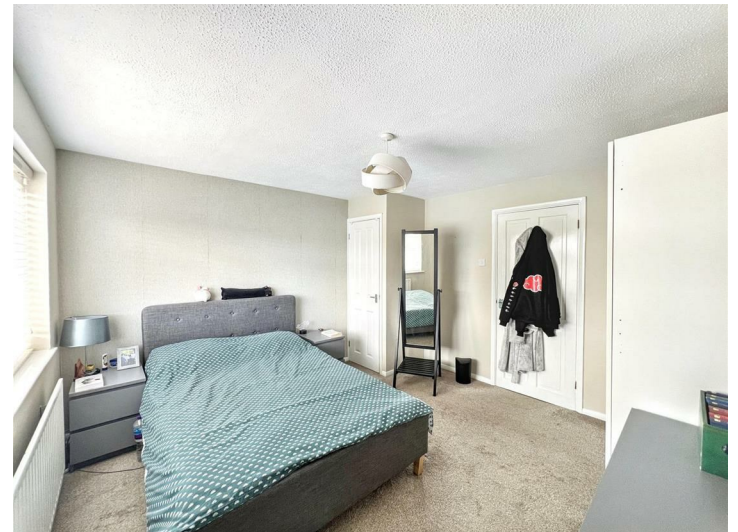
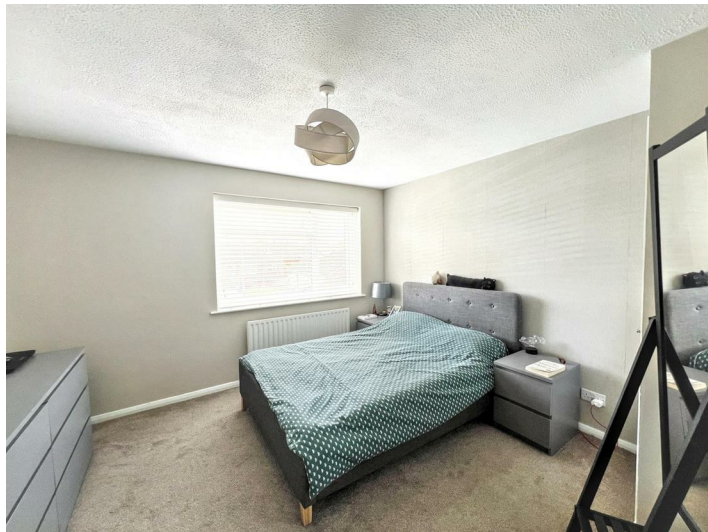
Heating: Gas radiators

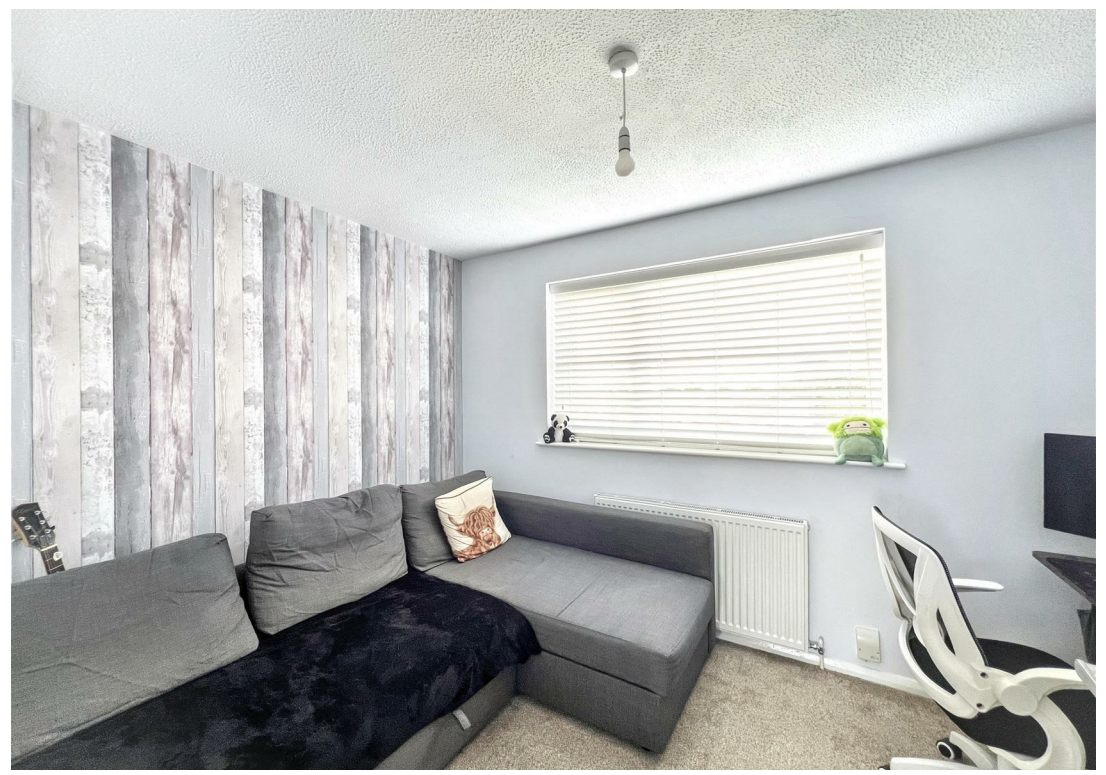
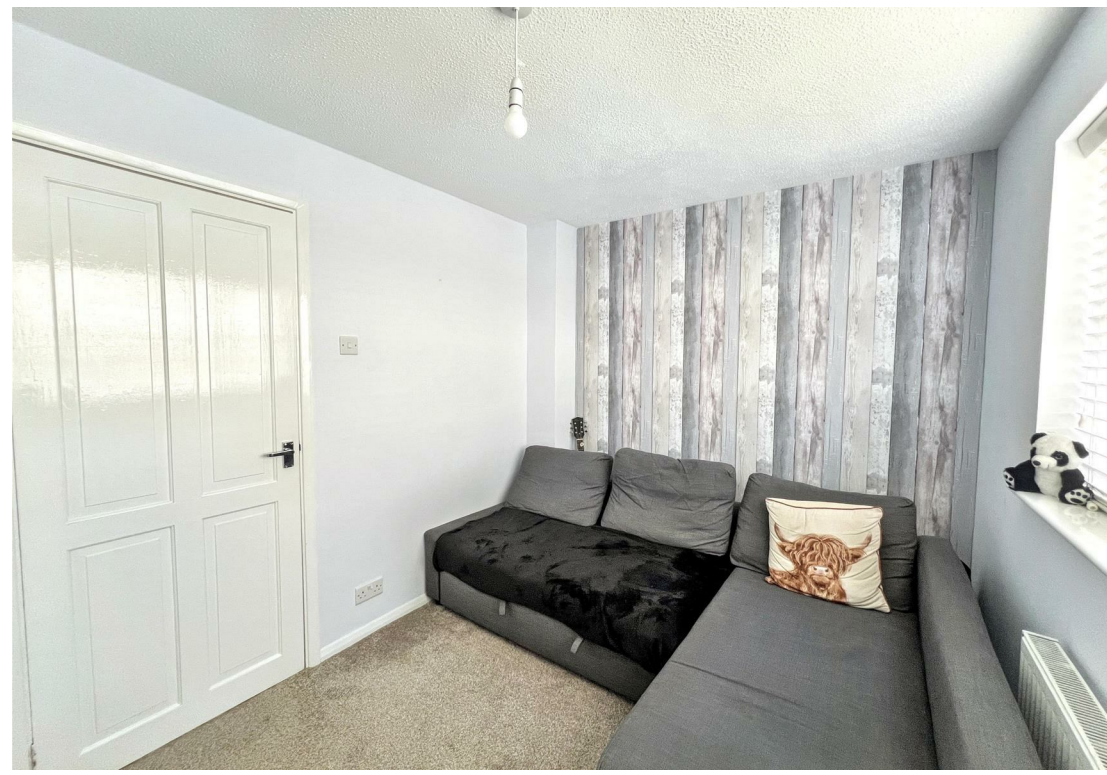
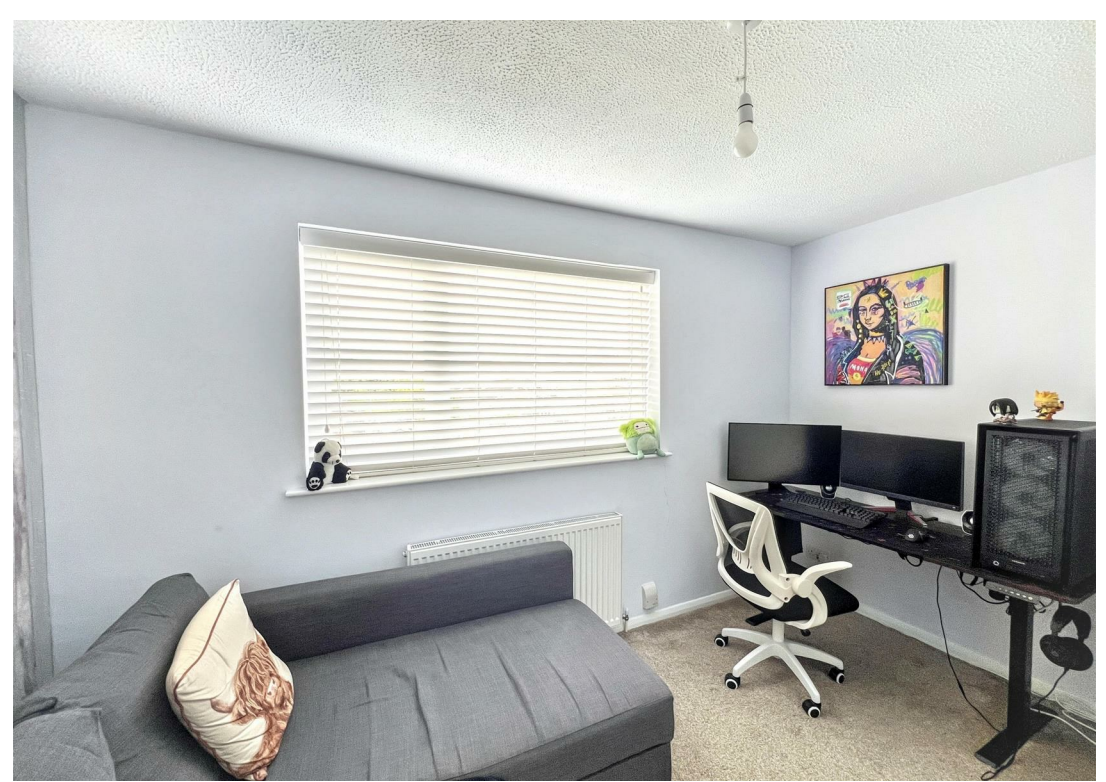
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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

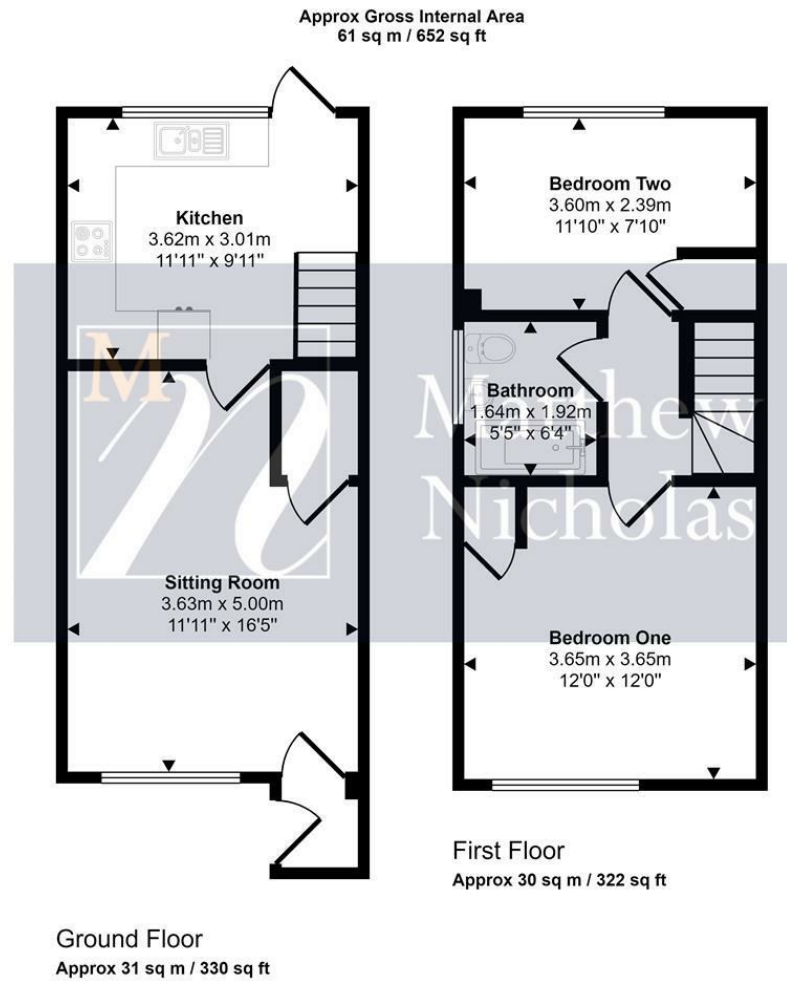
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Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how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





# Further Information



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.

Local Authority: North Northamptonshire Council

Tax Band: A

Floor Area: 652.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>85</b>
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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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