



Total area: approx. 42.3 sq. metres (455.4 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.



## Warren Close Irchester NN29 7HF Freehold Price 'Offers in excess of' £170,000

**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



**Looking for a bungalow in a village setting with open views and scope to update? Offered with no chain, this two bedroom semi-detached property backs onto fields and offers a south facing garden, off road parking and uPVC double glazing but does require general modernisation. The accommodation briefly comprises entrance hall, lounge, kitchen, two bedrooms, bathroom, gardens to front and rear and a driveway.**

Enter via front door to:

#### Hall

Doors to:

#### Lounge

9' 2" x 14' 8" (2.79m x 4.47m)

Radiator, feature fireplace, sliding patio doors to rear aspect, door to:

#### Kitchen

8' 10" x 5' 10" (2.69m x 1.78m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, plumbing for washing machine, space for fridge/freezer, built-in oven, electric hob, radiator, tiled splash backs, window to rear aspect, door to rear aspect.

#### Lean-To

Of timber construction.

#### Bedroom One

12' 5" x 8' 11" (3.78m x 2.72m)

Box bay window to front aspect, radiator.

#### Bedroom Two

14' 6" x 6' 2" (4.42m x 1.88m)

Window to front aspect, radiator, airing cupboard housing wall mounted gas boiler serving domestic central heating and hot water systems (currently not working).

#### Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with electric shower over, tiled splash backs, radiator.

#### Outside

Front - Paved and enclosed by low brick walling, driveway providing off road parking.

Rear - Mostly lawn, enclosed by wooden fencing and hedging. Backs on to fields and enjoys a south facing aspect.

#### Energy Performance Rating

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

#### Council Tax

We understand the council tax is band A (£1,530 per annum. Charges for 2025/26).

#### 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 UP REPAYMENTS ON YOUR MORTGAGE.**

