

Harmonic Hall, College Street, Irthlingborough

richard james

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Total area: approx. 83.6 sq. metres (900.0 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.



Harmonic Hall College Street Irthlingborough NN9 5TX
Leasehold Price 'Offers in excess of' £210,000

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



This property is move in ready! Being part of a brand new conversion in 2025 is this deceptively spacious two double bedroomed end terraced property featuring around 900 square feet of accommodation and offered in excellent condition throughout and with the benefit of no upward chain! Benefits include electric heating, uPVC double glazing, built in kitchen appliances and offers security gates to front and rear, an 18ft lounge, 17ft kitchen/dining room, two double bedrooms and a south facing low maintenance patio garden. The accommodation briefly comprises kitchen/breakfast room, inner hall, cloakroom, lounge, landing, two bedrooms, bathroom and patio style garden, communal cycle storage area.

Entry via uPVC glazed front door through to:

Kitchen/Dining Room

17' 0" x 11' 5" (5.18m x 3.48m)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, integrated stainless steel oven, ceramic four ring hob, extractor over, fridge/freezer space, plumbing for washing machine, window to front aspect, wall mounted electric heater, under stairs storage cupboard housing water cylinder, window to side aspect, vinyl flooring, door through to:

Inner Hallway

Stairs rising to first floor landing, doors to:

Cloakroom

Comprising low flush W.C, vanity sink with cupboard under, laminate flooring, wall mounted extractor.

Lounge

18' 9" x 11' 5" (5.72m x 3.48m)

Two large windows to rear aspect, further window to side aspect, wall mounted electric heater, TV point, telephone point.

First Floor Landing

Loft access, doors to:

Bedroom One

11' 9" x 10' 6" (3.58m x 3.2m)

Velux skylight to rear aspect, wall mounted electric heater.

Bedroom Two

11' 9" x 10' 7" (3.58m x 3.23m)

Window and Velux skylight to front aspect, wall mounted electric heater.

Bathroom

Fitted to comprise pedestal hand wash basin, low flush W.C, 'P' shape bath with chrome shower over, tiled splash backs, chrome towel rail, laminate flooring, ceiling mounted extractor.

Outside

Front - South facing paved and gravelled patio style garden with panelled fencing to both sides.

Side- Communal cycle storage area and coded security gates to front and side.

Material Information

The tenure of this property is leasehold with 999 years remaining with a peppercorn ground rent. Buildings insurance is £228 per annum.

Energy Performance Rating

This property has an energy rating of D. 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 2025/2026).

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

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.

