



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.



**London Road Little Irchester NN8 2EB**  
**Freehold Price £235,000**

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 surveyors 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  
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**Irthlingborough Office**   
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Backing on to allotments and facing an open field, is this well presented mature three bedroom terrace property which is conveniently situated local to main amenities and providing road links for the A509, A45 and M1. The property has been updated by the present owner and benefits from gas radiator central heating, replacement uPVC double glazed windows, a refitted kitchen with built in appliances, a refitted bathroom and further offers three double bedrooms, a rear garden measuring approx. 90ft in length and off road parking for two vehicles. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, three bedrooms, bathroom, garden to rear, outside W.C., and off road parking.

Enter via part obscure glazed uPVC door to.

#### Entrance Hall

Wood effect laminate flooring, radiator, through to kitchen/dining room, door to.

#### Lounge

14' 2" x 10' 10" max into chimney breast recess (4.32m x 3.3m)  
Window to front aspect, double radiator, feature fireplace, T.V. point.

#### Kitchen/Dining Room

17' 3" x 8' 1" (5.26m x 2.46m)(This measurement includes the area occupied by the kitchen units)  
Refitted to comprise stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surface, built in electric oven and hob with extractor hood over, plumbing for washing machine, space for fridge/freezer, tiled splash backs, cupboard housing gas fired combination boiler serving central heating and domestic hot water, wood effect laminate flooring, radiator, stairs to first floor landing, two windows to rear garden, part glazed uPVC door to rear garden.

#### First Floor Landing

Window to front aspect, access to loft space, radiator, doors to.

#### Bedroom One

11' 11" max x 10' 11" max into chimney breast recess (3.63m x 3.33m)  
Window to front aspect, radiator.

#### Bedroom Two

10' 8" max x 10' 4" max into chimney breast recess (3.25m x 3.15m)  
Window to rear aspect, radiator.

#### Bedroom Three

9' 0" x 8' 8" (2.74m x 2.64m)  
Window to rear aspect, radiator.

#### Bathroom

Refitted white suite comprising panelled bath with thermostatic shower over, low flush W.C., pedestal hand wash basin, electric towel radiator, tiled splash backs, wood effect laminate floor, extractor vent, obscure glazed window to front aspect.

#### Outside

Rear - Measuring approximately 90ft in length backing on to allotments, mainly laid to lawn, patio, brick built outhouse providing outside W.C. and store with power and light, partially enclosed by wooden and wire fencing, gated pedestrian access to front.

Front - block paved providing off road parking for two vehicles.

#### Energy Performance Rating

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

#### Council Tax

We understand the council tax is band A (£1,499 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.**

