



**6 Wantage Road, Irchester Northamptonshire NN29 7HE**  
**Price £205,000 Freehold**

Offered for sale with no upward chain is this semi detached house that benefits from being within walking distance of the High Street and local amenities within Irchester, driveway parking for several vehicles, a single garage, and three bedrooms and a bathroom to the first floor. This property is an ideal first time purchase, or buy to let investment, with the property currently being tenanted at £770PCM.

- No upward chain
- Walking distance to local amenities
  - Single garage
  - Ideal First Time Purchase
- Currently tenanted at £770PCM
- Semi detached house
  - Cul-de-sac location
- Driveway parking for several vehicles
  - Ideal Buy To Let Investment
  - Energy Efficiency Rating - C70

### Location

Wantage Road is situated off of Arkwright Road, which in turn is located off of Station Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

B

### Energy Rating

Energy Efficiency Rating - C70

Certificate number - 1610-5105-1002-0227-3806

### Current Tenant

The property is currently tenanted on a rolling monthly contract, with the tenants paying £770PCM, and have a desire to stay. But notice would also be served in due course should a buyer be found that wishes to live in the property.

### Accommodation

#### Ground Floor

##### Hall

Lounge 15'11" x 13'9" (4.85 x 4.18)

Kitchen/Dining Room 12'4" x 13'11" (3.77 x 4.25)

Basic kitchen with a range of base and wall units.

#### First Floor

##### Landing

Wall mounted gas fired 'Ideal' combination boiler.

Bedroom 1 10'4" x 10'5" (3.15 x 3.18)

Minimum measurement, plus door recess, plus cupboards.

Bedroom 2 10'0" x 7'9" (3.06 x 2.36)

Minimum measurement, plus door recess.

Bedroom 3 6'10" x 5'11" (2.09 x 1.80)

Minimum measurement, plus door recess.

##### Bathroom

Basic bathroom with a panelled bath, low flush wc and pedestal wash hand basin.

#### Outside

##### Front

Small grass frontage with a feature tree.

##### Driveway Parking

For several vehicles, with the drive running alongside the property and leading up to the garage.

##### Garage

Single garage

### Rear Garden

Low maintenance and fully paved rear garden. Gated access to drive.

### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

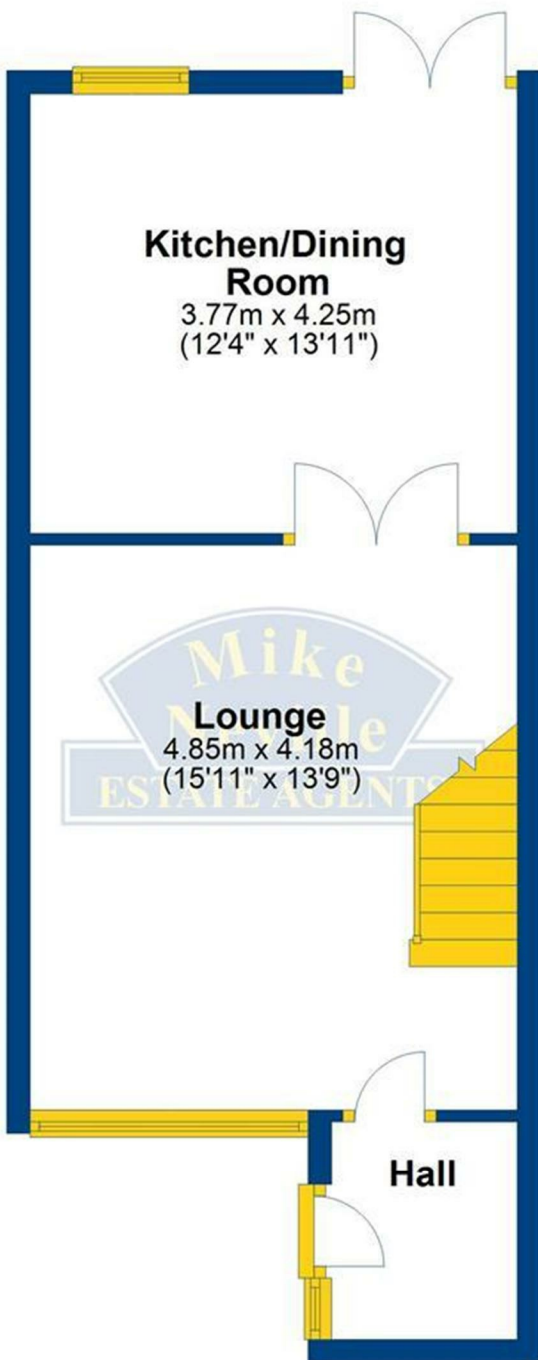
### Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).



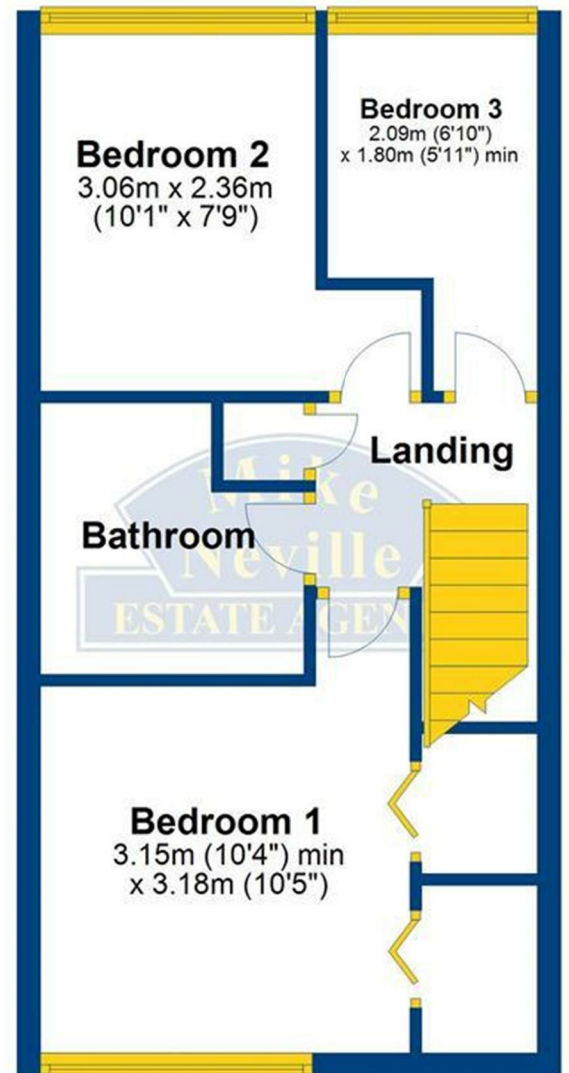
## Ground Floor

Approx. 39.9 sq. metres (429.0 sq. feet)



## First Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



Total area: approx. 77.1 sq. metres (830.3 sq. feet)