



Total area: approx. 63.1 sq. metres (679.2 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.



## Welford Avenue Irthlingborough NN9 5XA

### Freehold Price £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.

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Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



Welcome to the market is this very well presented and established three bedroomed mid-terrace property situated on the northern outskirts of Irthlingborough with features to include, three good sized bedrooms, low maintenance rear garden and off road parking for one car. Further benefits include gas radiator central heating, uPVC double glazing and cloakroom. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, cloakroom, three bedrooms, bathroom, front and rear gardens, off road parking for one car.

Entry via part glazed front door to:

#### Entrance Hall

Stairs to first floor landing, tiled flooring, door to:

#### Living Room

15' 2" max x 13' 5" (4.62m x 4.09m)

Window to front aspect, multi fuel burner with tiled hearth, radiator, tv and telephone point, door to under stairs storage cupboard, coving to ceiling, door to:

#### Kitchen

15' 2" x 8' 3" (4.62m x 2.51m)(This measurement includes area occupied by the kitchen units)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, built-in stainless steel oven, gas hob, extractor, plumbing for washing machine, space for tumble dryer, wall mounted combination boiler serving domestic hot water and central heating systems, two windows to rear aspect, coving to ceiling, tiled flooring, door to storage cupboard with shelving and fridge/freezer space, opening through to:

#### Rear Lobby

Part glazed door to rear aspect, tiled flooring, door to:

#### Cloakroom

Fitted to comprise low flush W.C, wall mounted hand wash basin, radiator, tiled walls, tiled flooring, window to rear aspect.

#### First Floor Landing

Loft access, radiator, doors to:

#### Bedroom One

11' 0" x 10' 1" (3.35m x 3.07m)

Window to rear aspect, radiator, original character fireplace, picture rail.

#### Bedroom Two

10' 4" x 9' 0" (3.15m x 2.74m)

Window to front aspect, radiator, original character fire place, picture rail.



#### Bedroom Three

8' 1" x 7' 9" (2.46m x 2.36m)

Window to rear aspect, picture rail.

#### Bathroom

Fitted to comprise low flush W.C, pedestal hand wash basin, free standing ceramic bath with shower attachment, window to front aspect, vinyl flooring, tiled walls, heated towel rail.

#### Outside

Front - Blocked paved driveway, graveled area, enclosed by low brick walling and wooden panelled fencing.

Rear - Extensive paved patio with wooden sheds, seating area, enclosed by wooden panelled fencing.

#### Material Information

The tenure of this property is freehold.

#### Energy Performance Rating

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

#### Council Tax

We understand the council tax is band A (£1,706 per annum. Charges for 2026/2027).

#### 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.**

