



**14 Beech Crescent, Irchester  
Northamptonshire NN29 7DX  
Price £280,000 Freehold**

Situated in the sought after village of Irchester is this popular style Underwood semi, with beautiful countryside walks just a 'stones throw' away. Benefitting from three reception rooms/areas with a separate kitchen, ground floor cloakroom/WC, hallway and porch, three bedrooms, landing and a family shower room/WC. All local amenities are within walking distance and Wellingborough Station is a short drive, therefore providing a quick and easy commute to London. An ideal first time purchase or as a family home. An early viewing is essential to avoid disappointment.

- Three Bedrooms
- Spacious Lounge through to Dining Room
- Ground Floor Cloakroom / WC
- Conservatory
- Corner Plot
- Parking
- Single Garage
- Semi-Detached
- Sought After Location
- Energy Rating - To Be Confirmed - EPC ordered





## Location

Off Woodlands Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

B

## Energy Rating

Energy Efficiency Rating - TBC - EPC - ordered

Certificate number - TBC - EPC - ordered

## Accommodation

### Ground Floor

### Porch

### Entrance Hall

Lounge 12'9" x 12'5" (3.89m x 3.80m)

Dining Room 8'11" x 8'9" (2.74m x 2.69m)

Kitchen 9'7" x 7'8" (2.94m x 2.36m)

Ground Floor Cloakroom / WC

Conservatory 6'4" x 12'5" (1.95m x 3.81m)

### First Floor

### Landing

Bedroom 1 9'11" x 12'5" (3.04m x 3.80m)

Bedroom 2 11'10" x 10'0" (3.62m x 3.05m)

Bedroom 3 8'11" x 8'7" (2.72m x 2.64m)

Shower Room / WC 6'9" x 5'5" (2.08m x 1.67m)

### Outside

### Front Garden

### Rear Garden

### Garage

## Parking

## 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).



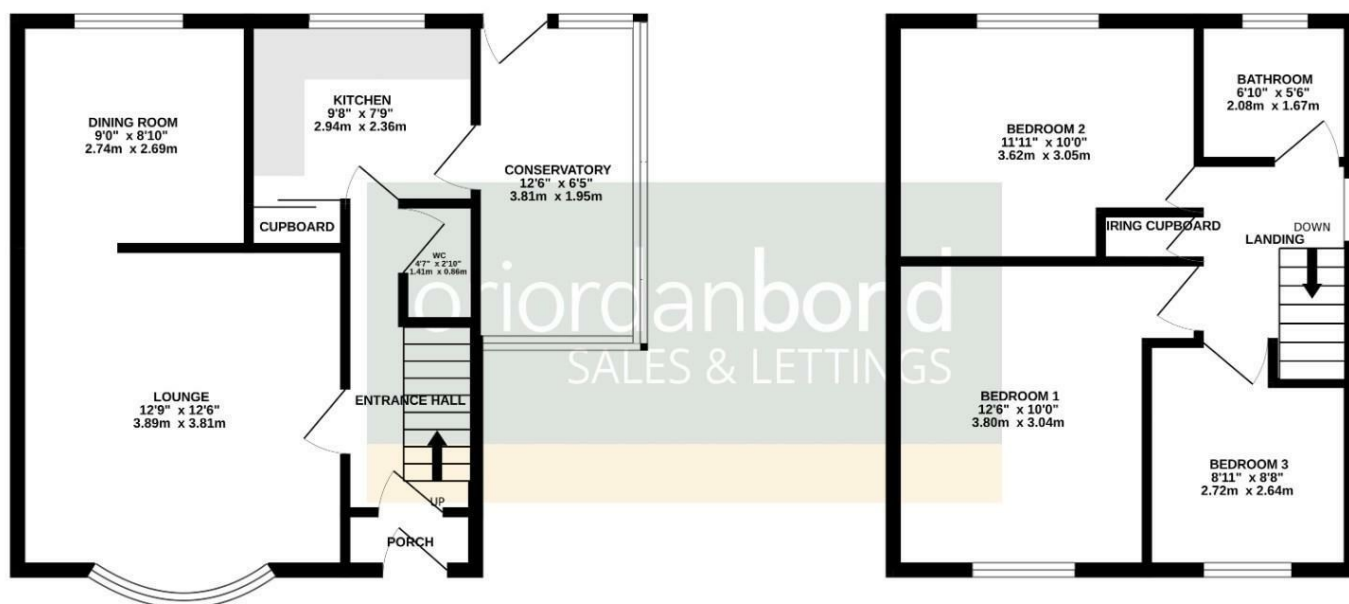






GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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