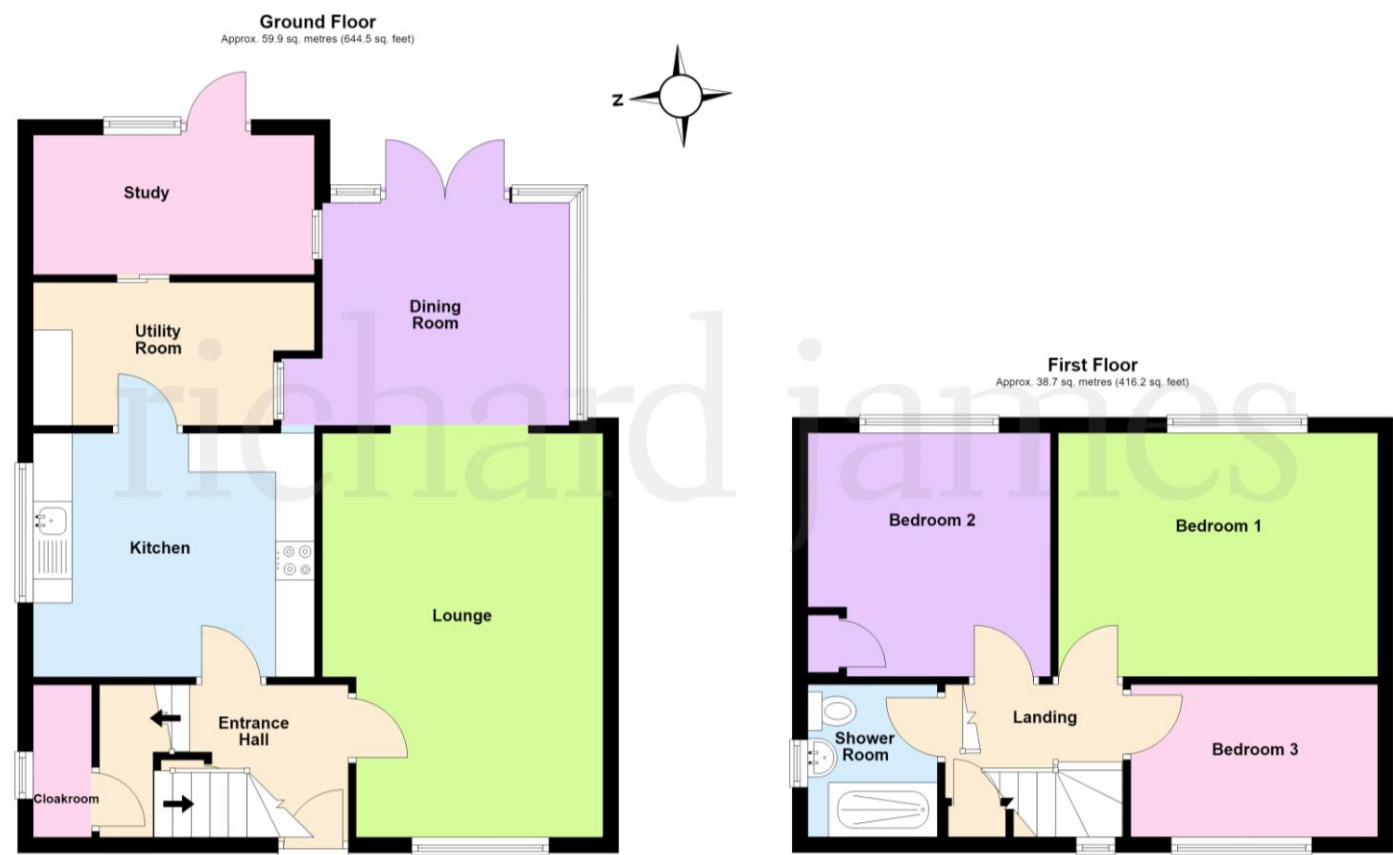


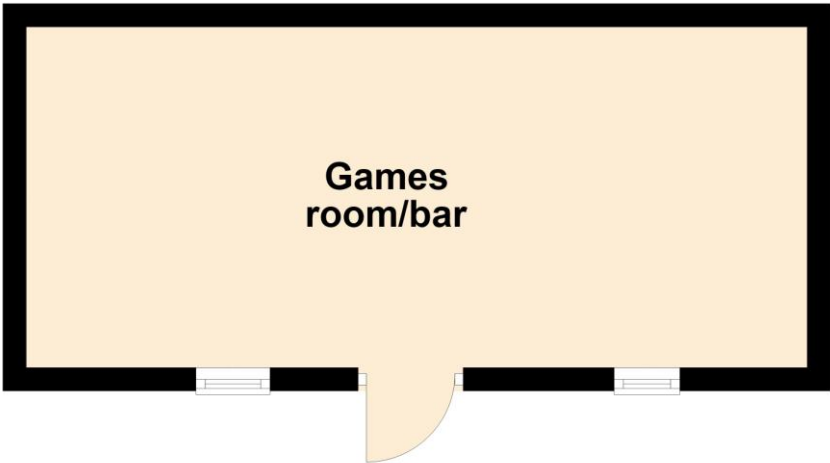
Edward Road Irchester

richard james

www.richardjames.net



Games Room
Approx. 19.6 sq. metres (211.4 sq. feet)



Total area: approx. 19.6 sq. metres (211.4 sq. feet)



Edward Road Irchester NN29 7BN

Freehold Price £275,000

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
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



Located in the village of Irchester is this three bedroom semi detached which has been improved over the years and now benefits from a refitted kitchen with built in appliances, a refitted shower room, uPVC double glazed doors and windows, gas radiator central heating and solar panels which are owned by the vendor. The property further offers a cloakroom, replacement downstairs doors, a utility room, a study, a rear garden approximately 52ft in length, off road parking and a 22ft games room. Viewing is highly recommended. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, utility room, study, three bedrooms, shower room, games room, gardens to front and rear and off road parking

Enter via replacement door.

Entrance Hall

Understairs storage cupboard, obscure glazed window to front aspect, double radiator, laminate flooring, door to.

Cloakroom

Comprising low flush W.C., wash hand basin, obscure glazed window to side aspect, radiator.

Lounge

17' 4" max x 11' 10" max (5.28m x 3.61m)
Window to front aspect, double radiator, wood burner, T.V. point, laminate flooring, downlights, through to.

Dining Room

10' 4" plus recess x 9' 5" max (3.15m x 2.87m)
Laminate flooring, uPVC double doors to rear garden.

Kitchen

11' 9" max x 10' 5" max (3.58m x 3.18m) (This measurement includes area occupied by the kitchen units)
Comprising one and a half bowl single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven and hob with extractor fan over, integrated dishwasher, window to side aspect, laminate flooring, cupboard housing gas fired boiler serving central heating and domestic hot water, downlights to ceiling, door to.

Utility Room

Plumbing for washing machine, space for tumble dryer, space for fridge/freezer, downlights to ceiling, laminate flooring, window to side aspect, sliding door to.

Study

10' 2" x 6' 0" (3.1m x 1.83m)
uPVC door and window to rear garden, window to side aspect, radiator, laminate flooring, downlights to ceiling.

First Floor Landing

Obscure glazed window to side aspect, built in cupboard, access to loft space with ladder, door to.

Bedroom One

13' 7" max x 10' 5" max (4.14m x 3.18m)
Window to rear aspect, radiator.

Bedroom Two

10' 3" wall to wall x 10' 7" max (3.12m x 3.23m)
Window to rear aspect, radiator, built in cupboard, built in wardrobe with top boxes.

Bedroom Three

10' 7" x 6' 8" (3.23m x 2.03m)
Window to front aspect, radiator.

Shower Room

Comprising double shower enclosure, low flush W.C., wash basin, obscure glazed window to side aspect, towel rail, downlights, extractor fan.

Outside

Front - Stoned front providing off road parking.

Rear - Approx. 52ft up to games room, patio area, steps to lawn, panelled fencing, pedestrian gated access to side.

Games Room/Bar - 22' 0" x 9' 7" - Laminate flooring, bar, two windows and door to garden, downlights, power.

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,877 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

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.

