



3 London End  
Irchester, NN29 7BH



**Simpson & Weekley**

Situated in a well-regarded area in the heart of the village, is this spacious three-bedroom semi-detached bungalow, offered to the market with no onward chain.

The accommodation is arranged over a single floor and comprises an entrance hall, three bedrooms, a shower room, a spacious 21ft living room, kitchen, and a rear conservatory. The property also benefits from internal access to the garage and rear workshop, which offer potential for conversion into additional living accommodation, subject to the necessary planning permissions. Externally, there are gardens to both the front and rear, along with a driveway providing ample off-road parking in addition to the garage.

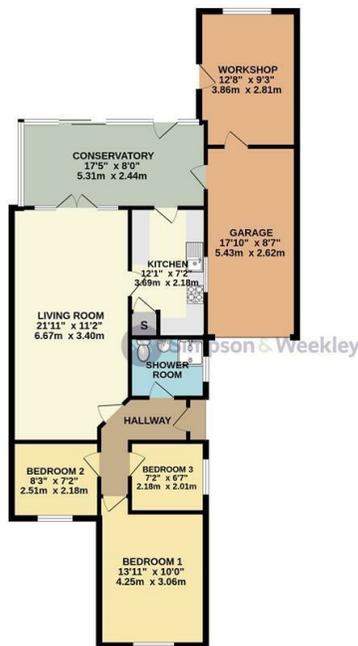
Irchester is an abundant Northamptonshire village offering excellent commuting links via the A6 and A45. Within a 5-minute walk you will find the village high street, where there are a selection of amenities, to include a co-op, health centre, pharmacy, library, post office, and the Carpenters Arms pub. For nature-lovers, there are an abundance of countryside walks nearby, to include its' own Irchester Country Park.

EPC Ordered D, Council Tax Band B.

£225,000



GROUND FLOOR  
1059 sq. ft. (98.3 sq. m.) approx.



TOTAL FLOOR AREA: 1059 sq. ft. (98.3 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of glass, windows, doors 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.  
Made with Metreplan (2020)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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