



25 High Street | Irchester | NN29 7AA



Matthew
Nicholas



Offers In The Region Of £199,995

A well presented two bedroom mature terraced cottage close to the centre of the village with access at the rear. Offering electric storage heating, lots of character and a useful attached brick built store, the property is an ideal first time buy or investment. With no onward chain, the property comprises a porch, sitting room with fireplace, fitted kitchen with integrated appliances and bathroom with separate WC. Two double bedrooms are located upstairs, each with fitted wardrobe spaces. No onward chain.

- Two bedroom stone built cottage
- Fitted kitchen and bathroom
- Centrally located in the village
- Recently rethatched
- Outside brick store and courtyard area
- Ideal investment or first time buy

Timber door leading into

Porch

Providing access to both 23 & 25 respectively

Sitting Room

19'0" x 13'2" (5.81 x 4.02)

Window to the front with stone surround, feature stone built fire place with tiled hearth and timber mantel above, electric fire, TV point, telephone point, stair case with timber door rising to the first floor landing, door leading through to the kitchen.

Kitchen

10'11" x 8'0" (3.33 x 2.45)

Fitted with a range of cream base and eyelevel units with granite effect roll edge worktops above, inset single drainer stainless steel sink unit with mixer tap, fitted cooker with induction hob and extraction above, plumbing and space for washing machine, fridge/freezer, washing machine and tumble dryer. Tiled splash areas, ceramic tiled floor, window to the rear and door leading through to the

Bathroom

6'4" x 6'0" (1.94 x 1.84)

Two piece suite in white comprising of wash hand basin with storage underneath, bath with thermostatic shower above and glazed screen to the side, tiling to all walls, obscure window to the side.

WC

low level WC, window to side

First Floor Landing

timber doors allowing access to both bedrooms.

Bedroom One

13'3" x 9'0" (4.06 x 2.75)

Window to the rear, radiator, built in wardrobe with timber door, feature beams.

Bedroom Two

10'11" x 9'6" (3.34 x 2.92)

Window to the front, radiator, curtain fronted storage

Outside

The property is approached via a shared area allowing access to other properties in the terrace from the rear. A gate and pathway leads to a pathway from which access can be gained to the brick built barn along with a barn belonging to a neighbouring cottage and a courtyard seating area.

Material Information

Electricity Supply: Mains

Gas Supply: None

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Electric

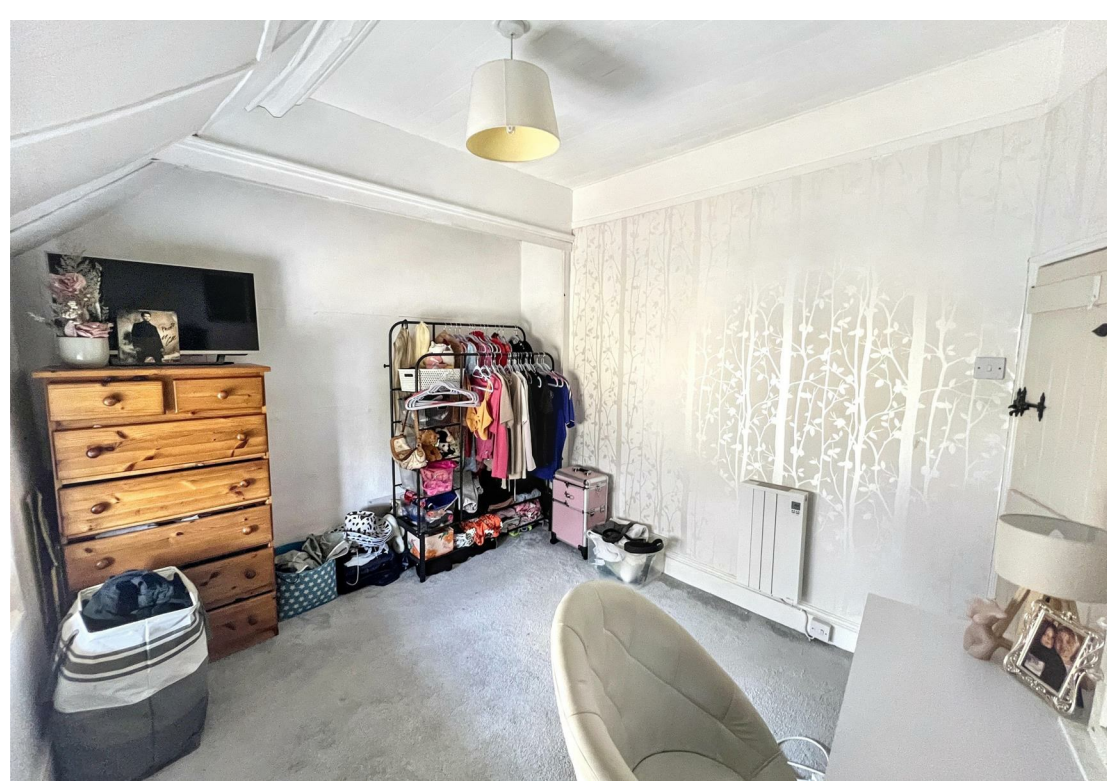
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Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

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Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable. Please call the office to confirm details of that charge and how to settle it.





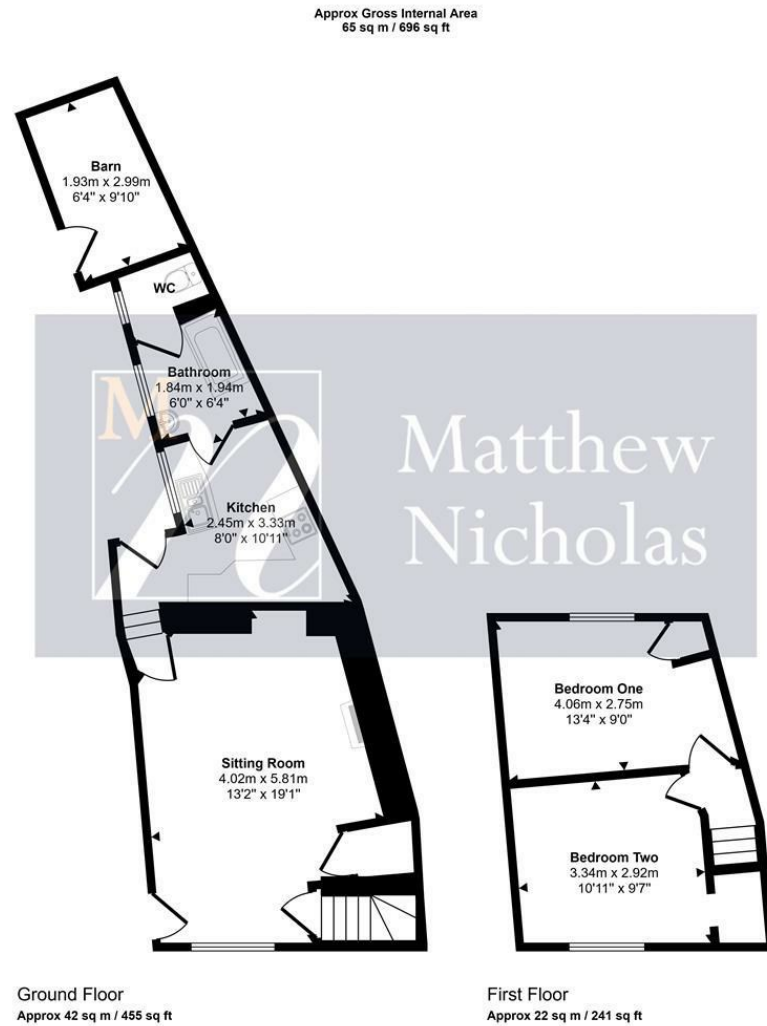
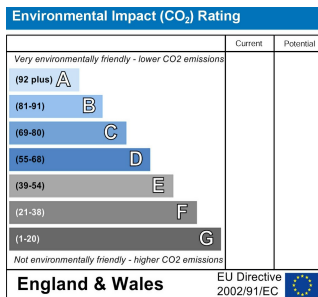
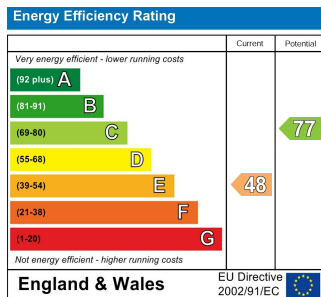
Further Information



Local Authority: North Northamptonshire

Tax Band: B

Floor Area: 696.00 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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