



Total area: approx. 104.4 sq. metres (1123.3 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.

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.

## Scarborough Street Irthlingborough NN9 5TT

### Freehold Price 'Offers in excess of' £210,000

**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



Available with no upward chain and offered in excellent condition throughout is this very deceptively spacious three bedroomed mid terraced property situated in a popular terraced street in close proximity to High Street shops and amenities. The property features a 26ft lounge/dining room, a 16ft kitchen/breakfast room, three good sized bedrooms including the master being over 17ft in length with benefits to include gas radiator central heating, uPVC double glazing, built in kitchen appliances, refitted en suite shower room and four piece ground floor bathroom. The accommodation entrance hall, lounge/dining room, kitchen/breakfast room, inner hall, downstairs bathroom, landing, three bedrooms with en suite shower room to bedroom three, front and rear gardens. CALL US NOW TO VIEW TO AVOID DISAPPOINTMENT!

Enter via front door to:

**Entrance Hall**

Stairs rising to first floor landing, radiator, laminate floor, coving to ceiling, door to

**Lounge/Dining Room**

26' 5" max into bay x 11' 7" (8.05m x 3.53m)

Lounge area - Bay window to front aspect, radiator, coving to ceiling, laminate flooring.

Dining area - Window to rear aspect, radiator, coving to ceiling.

**Kitchen/Breakfast Room**

16' 4" x 8' 4" (4.98m x 2.54m) (This measurement includes the area occupied by the kitchen units)

Modern fitted kitchen to comprise one and a half bowl single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, tiled splash backs, built in stainless steel oven, five ring gas hob with extractor over, tiled floor, double radiator, under stairs storage cupboard, window and door to side aspect, wall mounted gas boiler servicing domestic hot water and central heating systems, door to:

**Inner Hallway**

Tiled floor, door to

**Downstairs Bathroom**

Modern four piece suite to comprise pedestal wash hand basin, low flush W.C., panelled bath with shower attachment, double shower cubicle, tiled floor, tiled splash backs, towel rail, windows to side and rear aspect, plumbing for washing machine.

**First Floor Landing**

Loft access, storage cupboard, coving to ceiling, laminate flooring, doors to

**Bedroom One**

17' 3" x 11' 10" (5.26m x 3.61m)

Two windows to front aspect, radiator, coving to ceiling.

**Bedroom Two**

12' 0" x 11' 6" (3.66m x 3.51m)

Window to rear aspect, radiator, coving to ceiling.

**Bedroom Three**

13' 3" x 8' 4" (4.04m x 2.54m)

Window to side aspect, radiator, coving to ceiling, door to

**Ensuite Shower Room**

Refitted to comprise low flush W.C., vanity sink with cupboard, double shower cubicle, tiled splash backs, tiled floor, heated towel rail, window to rear aspect, coving to ceiling.

**Outside**

Front - Gravelled, enclosed by low brick walling.

Rear - Tiled patio, water tap, shared pedestrian access, main lawn with border stocked with bushes and shrubs, fig tree, covered area with wooden shed, enclosed by timber 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 B (£1,990.12 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.**

