## 6 Park Road, Irthlingborough
## Northamptonshire NN9 5PW
## Price £160,000 Freehold

*SENSIBLE, PROCEEDABLE OFFERS HIGHLY CONSIDERED* Offered to the market for sale with no onward chain is this mid terrace property which represents a great first time purchase or buy to let investment. Situated in the popular town of Irthlingborough, providing fantastic road links and located within walking distance to all local amenities. Two bedrooms, bathroom/WC, landing, porch, lounge, kitchen/breakfast room, PVC double glazing, electric heating, and enclosed rear garden. Contact our office today to arrange that all important early viewing. Sensibly priced to sell.

- No Onward Chain
- Ideal First Time Purcase
- Ideal Buy To Let Investment
- All Local Amenities Within Walking Distance
- Fantastic Road Links
- Viewing Advised
- Two Bedrooms
- Lounge
- Southerly Facing Rear Garden
- Energy Efficiency Rating - D57

## Location
Park Road can be found off the High Street. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band
A

## Energy Rating
Energy Efficiency Rating - D57

Certificate number - 0950-1203-6902-4002-1604

## Accommodation

## Ground Floor

## Porch

## Lounge 12'4" x 12'2" (3.75 x 3.71)
Maximum. Stairs raising to first floor.

## Kitchen / Breakfast Room 9'5" x 12'2" (2.86 x 3.71)
Fitted electric oven. Electric hob. Extractor hood. Space and plumbing for washing machine.

## First Floor

## Landing
Loft access. Airing cupboard housing hot water cylinder.

## Bedroom 1 8'8" x 12'2" (2.63 x 3.71)

## Bedroom 2 7'3" x 6'1" (2.21 x 1.86)

## Bathroom / WC

## Outside

## Front
Front forecourt.

## Rear Garden
Fully enclosed with gated rear access leading out onto Park Road. Southerly facing. Garden shed.

## 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

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

Approx. 26.1 sq. metres (280.8 sq. feet)

## First Floor

Approx. 24.9 sq. metres (268.3 sq. feet)

Total area: approx. 51.0 sq. metres (549.1 sq. feet)

The Property Ombudsman
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