

# 11 High Street Irchester

richard james

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## 11 High Street Wellingborough NN29 7AA

Freehold Price £210,000

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





Situated in the heart of the village of Irchester is this immaculate two bedroom terrace property that benefits from uPVC double glazed windows and doors, gas radiator central heating, a refitted kitchen with built in appliances and a refitted bathroom suite. The property further offers a utility room, two double bedrooms with fitted wall to wall wardrobes to the master and off road parking to the rear. Viewing is highly recommended to appreciate the condition of the property and size of the bedrooms. The accommodation briefly comprises entrance hall, lounge, kitchen/breakfast room, utility room, two bedrooms, bathroom and gardens to front and rear.

Enter via uPVC door with obscure glazed inserts to.

**Entrance Hall**

Stairs to first floor landing, wood effect laminate floor, radiator, inset ceiling spotlights, doors and opening to.

**Lounge**

13' 1" max into chimney breast recess x 11' 10" (3.99m x 3.61m)  
Window to front aspect, radiator, T.V. point, telephone point, wood effect laminate floor.

**Kitchen/Breakfast Room**

12' 9" x 8' 10" (3.89m x 2.69m)(This measurement includes the area occupied by the kitchen units)  
Refitted to comprise ceramic one and a half bowl single drainer sink unit with cupboards under, base and eye level units providing marble effect laminate work surface, built in electric oven and electric induction hob, plumbing for dishwasher, space for fridge/freezer, tiled splash backs, inset ceiling spotlights, radiator, window to rear aspect.

**Utility Room**

Plumbing for washing machine, work surface, eye level units, space for additional appliance, wall mounted gas fired combination boiler serving domestic hot water and central heating, wood effect laminate floor, radiator, part obscure glazed uPVC door to rear garden.

**First Floor Landing**

Window to rear aspect, access to loft space, radiator, doors to.

**Bedroom One**

11' 10" x 10' 11" up to wardrobe (3.61m x 3.33m)  
Window to front aspect, fitted wall to wall mirror fronted sliding door wardrobes, radiator.

**Bedroom Two**

13' 1" x 8' 10" (3.99m x 2.69m)  
Window to rear aspect, radiator.

**Bathroom**

Refitted white suite comprising slipper bath with freestanding taps and electric shower over, low flush W.C., hand wash basin with vanity drawers under, heated towel radiator, tiled splash backs, inset ceiling spotlights, obscure glazed window to front aspect.

**Outside**

Rear - Low maintenance mainly laid to artificial lawn, wooden shed, water tap, security light, pedestrian access leading to parking area.

Front - Low maintenance, paving.

**Energy Performance Rating**

This property's energy rating is TBC.

**Council Tax**

We understand the council tax is band A (1,530.16 per annum. Charges for enter year).

**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.**

