







# 35 School Road, Irchester Northants NN29 7AW

£150,000 Freehold

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# 35 School Road, Irchester, Northants NN29 7AW

For sale with no upward chain and suitable for CASH BUYERS ONLY; a bay fronted Victorian period property located in the ever popular village of Irchester conveniently placed for shops, schools, The Village Hall and doctors surgery. The village has many other amenities including Country Park, sports club, playing field, pub and take away businesses. Wellingborough train station is just under 4 miles from the house and provides a regular service to London St Pancras in approximately 50 minutes

The house is in need of general updating and does have a prior history of some structural movement and hence is suitable for CASH BUYERS ONLY.

The property does feature UPVC double glazing and gas central heating. The accommodation consists of a hall way, lounge that opens into the dining room, refitted kitchen, 3 well proportioned bedrooms (the master of which measures 15'4 wide) and a shower room. Outside there is a small courtyard garden at the front of the property, whilst to the rear is a enclosed garden that enjoys a sunny facing.

Harwoods hold keys for accompanied viewings.

# The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Storm Porch leading to double glazed front door. Radiator, Front Garden door to the lounge, stairs rising to the first floor.

11'4" not into the bay x 10'0" (3.45m not into the bay x 3.05m)

Laminate flooring, radiator, bay fronted double glazed window, opening to the dining room. The room has a domestic lift that was installed for the previous inhabitant.

## Dining Room

11'5" x 10'0" (3.48m x 3.05m)

Laminate flooring, double glazed window to the rear, radiator, understairs cupboard. Door to the kitchen.

#### Kitchen

15'10" 8" (4.83m 2.44m)

Refitted kitchen featuring base & wall mounted cupboards, wall mounted gas fired boiler, plumbing for a washing machine, sink and drainer, tiled splash backs, radiator, double glazed windows to the side. Double glazed door to the garden

# First Floor Landing

Doors to all rooms, loft hatch.

#### Bedroom 1

15'4" x 11'5" (4.67m x 3.48m)

Wooden floor boards, wardrobe, double glazed windows, radiator.

## Bedroom 2

9'2" x 11'3" (2.79m x 3.43m)

UPVC double glazed, radiator, wooden floor boards

### Bedroom 3

8'2" x 8'0" (2.49m x 2.44m)

Floor boards, radiator and double glazed window to the rear.

# Shower Room

Shower, WC, wash hand basin. Double glazed window to the rear.

Small courtyward garden with low brick wall. Shared side access leading to the back garden.

#### Back Garden

Westerly facing which is quite over grown but appears to be a good length in size.

#### Council Tax Band

North Northamptonshire Council. Band A rating.

#### Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

### Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.













#### Ground Floor Approx. 40.7 sq. metres (438.4 sq. feet)



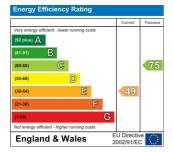
First Floor Approx. 45.2 sq. metres (487.0 sq. feet)

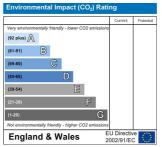


Total area: approx. 86.0 sq. metres (925.4 sq. feet)

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Plan produced using PlanUp.







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