



Total area: approx. 69.0 sq. metres (742.7 sq. feet)



45 Arkwright Road, Irchester, NN29 7EE

£239,995

OFFERED FOR SALE WITH NO UPWARD CHAIN ! Located in the popular village of Irchester is this great 3 bedroom semi-detached home which offers good living space and plenty of off road parking. Benefits include: Spacious lounge/diner measuring over 22ft in length, modern kitchen & bathroom, ground floor Saniflo toilet, wood burning stove, UPVC double glazing, gas radiator central heating and 3 bedrooms. To the front is an open plan lawn garden and wide driveway providing very good off road parking. To the rear is a pleasant garden which is laid to lawn with a patio area, large timber shed and gated side access.

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 224444

EPC: C



Entrance Hall

Ground Floor WC
4'2 x 2'10

Lounge/Diner
22'10 max x 10'3 max

Kitchen
10'7 x 7'9

Landing

Bedroom 1
11'5 x 9'6

Bedroom 2
11'2 x 9'11

Bedroom 3
8'4 x 6'8

Bathroom
6'3 x 5'6



Tenure: Freehold
Council Tax Band: B

Viewing strictly by
appointment with
Hawksbys on 01933
224444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.

Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.

Offer Procedure: To make an offer you will need to make an appointment with our Financial Advisor to be able to process your offer in the best possible light.

Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.
Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW ITS EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!