



8 Eastfield Road

Irthlingborough, Northants NN9 5QB



Simpson & Partners

8 Eastfield Road

Irthlingborough is a small town offering many amenities to include shops, cafe's, restaurants, schooling, doctors and country walks situated on the edge of the town. The new Rushden Lakes development is 10 minutes drive offering many recreational facilities and shops and restaurants, along with river walks. Good road links to A45/A6 leading to M1/M6. The train station is located in Wellingborough, 15 minutes drive giving access to the capital in under an hour.

 3  1  2



About the Property

Attention First Time Buyers/Investors. This beautifully presented period terraced home is located in the heart of Irthlingborough, just a short walk from local amenities and scenic countryside walks. Boasting three bedrooms, two reception rooms and low maintenance rear garden. Further benefits include double glazed windows and doors. Enter the property into hallway with stairs rising to the first floor and doors to; living room is set to the front, dining room with window to the rear and feature fireplace, door leads through to the galley kitchen. The kitchen is fitted with a range of wall and base units incorporating built in oven, hob and extractor fan, space and plumbing for washing machine and fridge/freezer. Ground floor bathroom fitted with a modern suite comprising bath with shower over, pedestal wash hand basin, low level wc. To the first floor are three good sized bedrooms and airing cupboard in bedroom three. Externally to the front is a small walled forecourt with porch to front entrance. The rear garden is courtyard style with gated pedestrian access giving right of way to neighbouring properties, brick built storage barn and wc. Viewing is highly recommended to appreciate the interior and location of this lovely home. EPC Rating E. Council Tax Band A.

Guide Price £130,000



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.







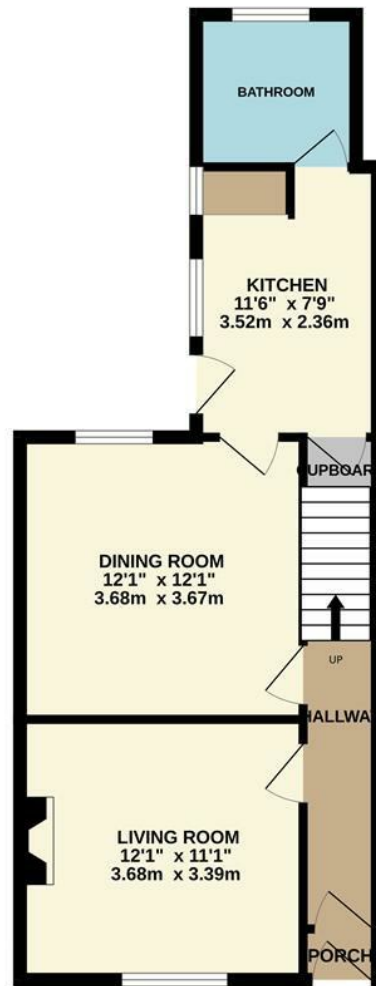


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
Made with Metropix ©2025

When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ