



**4 Ash Close, Irchester  
Northamptonshire NN29 7BP  
Price £265,000 Freehold**

**\*No Onward Chain\*** Situated in the sought after village of Irchester is this popular style Underwood semi, with beautiful countryside walks just a 'stones throw' away. Benefitting from three reception rooms/areas with a separate kitchen, three bedrooms and a family bathroom. All local amenities are within walking distance and Wellingborough Station is a short drive, therefore providing a quick and easy commute to London. An ideal first time purchase, as a family home or indeed buy to let investment opportunity. An early viewing is essential to avoid disappointment.

- No Onward Chain
- All Local Amenities within Walking Distance
- Family Bathroom
- Energy Efficiency Rating - D67
- Village Location
- Three Reception Rooms / Areas
- Well Kept, Private Rear Garden
- Sought After Residential Area
- Three Bedrooms
- Garage & Driveway





## Location

Ash Close can be found off Woodlands Road and links through to Poplar Place. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

C

## Energy Rating

Energy Efficiency Rating - D67

Certificate number - 0320-9119-0188-3003-1543

## Accommodation

### Ground Floor

#### Hall

#### Lounge 13'11" x 12'7" (4.25m x 3.84m)

Maximum measurement. Fireplace and gas fire.

#### Dining Room 8'11" x 8'8" (2.71m x 2.64m)

#### Sitting Room 10'0" x 8'5" (3.06m x 2.57m)

#### Kitchen 8'11" x 7'0" (2.71m x 2.13m)

Plus under stairs cupboard/pantry, with power and light connected. 2023 installed, wall mounted gas fired Baxi boiler. Space for cooker. Space and plumbing for washing machine.

### First Floor

#### Landing

Loft access.

#### Bedroom 1 13'1" x 8'11" (3.98m x 2.71m)

Maximum measurement, plus door recess. Fitted cupboard with radiator.

#### Bedroom 2 10'0" x 9'0" (3.04m x 2.74m)

Minimum measurement, plus door recess.

#### Bedroom 3 9'9" x 6'9" (2.97m x 2.06m)

Maximum measurement.

### Bathroom / WC

3 piece suite with shower over the bath.

### Outside

## Front

Area of front garden.

## Driveway

Providing parking to the side of the property.

## Garage 21'1" x 8'5" (6.43m x 2.57)

Up and over door to front. Power and light connected. Side door.

## Rear Garden

Fully enclosed, well established and private.

## 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](http://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).

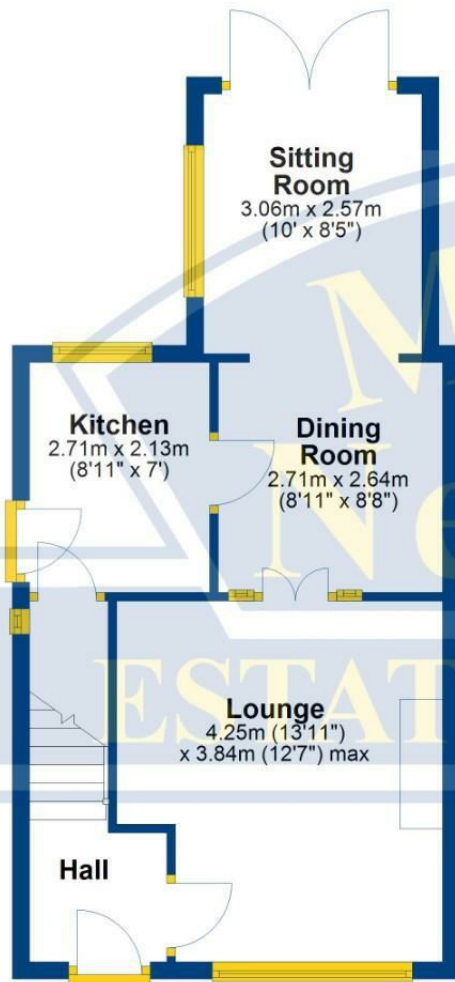






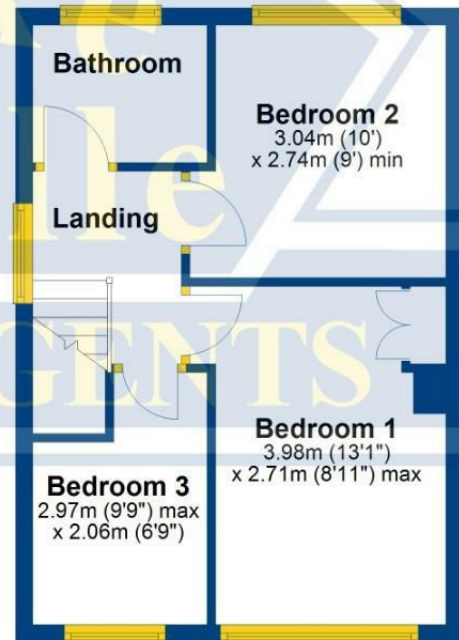
## Ground Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



## First Floor

Approx. 34.6 sq. metres (372.7 sq. feet)



Total area: approx. 77.1 sq. metres (830.2 sq. feet)