

Queen Street Irthlingborough

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Total area: approx. 98.8 sq. metres (1063.4 sq. feet)



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

Queen Street Irthlingborough NN9 5RW
Freehold Price 'Offers In Excess Of' £220,000

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 surveyor's 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.

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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



Offered with no upward chain is this extended mature three bedrooed semi detached property featuring deceptively spacious accommodation with approx. 1068 square of space with benefits to include gas radiator central heating, uPVC double glazing, modern kitchen with built in appliances, refitted downstairs bathroom and offers three double bedrooms, 25ft lounge/dining room, a sitting room extension and a low maintenance rear garden measuring approx. 71ft in length. The accommodation briefly comprises porch, entrance hall, lounge/dining room, kitchen, sitting room, downstairs bathroom, landing, three bedrooms, front and rear gardens.

Entry via composite front door through to:

Porch

Further multi paned door through to:

Entrance Hall

Stairs rising to first floor landing, radiator, wooden flooring, dado rail, door through to:

Lounge/Dining Room

23' 6" x 11' 8" max (7.16m x 3.56m)

Lounge Area - Window to front aspect, radiator, dado rail, coving to ceiling, TV point, wooden flooring.

Dining Area - Radiator, dado rail, coving to ceiling, wooden flooring, through to:

Sitting Room

10' 8" x 11' 2" (3.25m x 3.4m)

Radiator, French door with side screen to rear aspect, door to front aspect leading to side passage way providing pedestrian access to Queen Street.

Kitchen

11' 4" x 7' 4" (3.45m x 2.24m)(This measurement includes area occupied by the kitchen units)

Fitted to comprise composite single drainer sink unit with cupboard under, a further range or eye and base level units providing work surfaces with tiled splash backs, integrated stainless steel oven, microwave, four ring gas hob, extractor over, under stairs storage cupboard, tiled floor, window to side aspect, plumbing for washing machine, space for fridge and separate freezer, through to:

Rear Lobby

Part glazed door to side aspect, tiled floor, work surface with cupboard under, loft access, door through to:

Downstairs Shower Room

Recently refitted to comprise low flush W.C, vanity sink with cupboard under, fitted cupboard with draw unit, shower cubicle, tiled floor, chrome towel rail, fully tiled walls, window to side aspect, spotlights to ceiling, extractor.

First Floor Landing

Dado rail, loft access, doors to:

Bedroom One

15' 2" x 11' 2" (4.62m x 3.4m)

Window to front aspect, radiator, laminate flooring, cupboard housing water mounted gas boiler serving domestic hot water and central heating systems with shelving over, a range of fitted wardrobes with sliding doors and hanging rails.

Bedroom Two

11' 9" x 9' 4" (3.58m x 2.84m)

Window to rear aspect, radiator, stripped floorboards.

Bedroom Three

11' 4" x 7' 5" (3.45m x 2.26m)

Window to rear aspect, radiator.

Outside

Front - Garden is mainly gravelled, enclosed by low brick walling.

Rear - Garden is mainly paved with slate border stocked with a wide variety of flowers, bushes and shrubs, fish pond with waterfall, further blocked paved area, raised wooden deck, potting shed with further wooden storage shed, garden is enclosed by wooden panelled fencing and brick walling, garden measures approx 71ft from the rear of the sitting room, outside power and lighting.

Material Information

The tenure of this property is freehold.

Energy Performance Rating

This property has an energy rating of TBC. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band B (£1,990 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

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.

